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Part VI

# San Dieguito Community Plan

## San Diego County General Plan - 1990

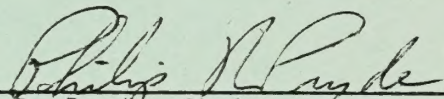
ADOPTED BY  
BOARD OF SUPERVISORS  
DECEMBER 5, 1967  
REVISED  
DECEMBER 19, 1979  
GPA 79-02

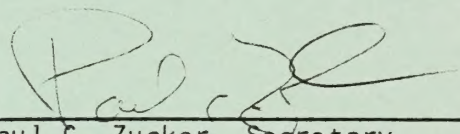
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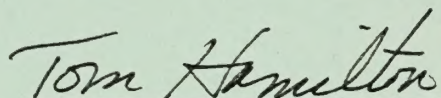
## CERTIFICATE OF ADOPTION

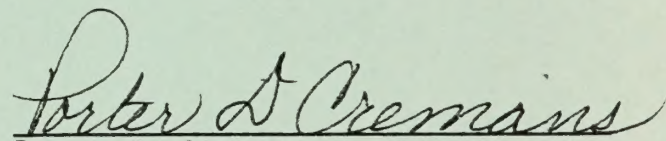
I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (10) and (GPA) 79-02, is the San Dieguito Community Plan and is a part of the Land Use Element, Section II, Part VI, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA79-01) and the 9th day of November, 1979 (GPA79-02).

  
Philip R. Pryde, Chairman

  
Attest: Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 79-01, Subitem (10) and (GPA) 79-02, is the San Dieguito Community Plan and is a part of the Land Use Element, Section II, Part VI, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA79-01) and the 19th day of December, 1979 (GPA79-02).

  
Tom Hamilton, Chairman

  
Attest: Porter D. Cremans  
Clerk of the Board

Adopted December 31, 1974, GPA74-02  
First Amendment December 19, 1975, GPA75-02  
Second Amendment December 16, 1976, GPA76-02  
Third Amendment August 25, 1977, GPA77-01  
Fourth Amendment May 25, 1978, GPA78-01  
Fifth Amendment October 5, 1978, GPA78-02  
Sixth Amendment January 3, 1979, GPA78-03  
Seventh Amendment October 24, 1979, GPA79-01  
Eighth Amendment December 19, 1979, GPA79-02

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## CHAPTER 1

### INTRODUCTION

The San Dieguito area historically has been a semi-rural residential area with large amounts of undeveloped open land. This is still largely true today in spite of the area's recent rapid growth. The population increased from 19,636 in 1960 to 26,397 in 1970, or 34%, while the present population is estimated to be 35,000. According to projections of existing growth trends, the San Dieguito area could experience an increase from its present 35,000 population to approximately 100,000 by 1995.

The purpose of the San Dieguito Community Plan is to regulate and control growth so that it can take place in an orderly fashion, making the most appropriate use of the area's resources and amenities, and making as attractive a home as possible for the residents. This text and the Plan Map which accompanies it are intended to portray how comprehensive and integrated planning and community action can be carried out through cooperative interaction among citizens, government, and business.

### HISTORY AND BACKGROUND

The approximately 98 square mile planning area is located in San Diego County on the shores of the Pacific Ocean approximately 20 miles north of downtown San Diego. It is flanked by the cities of Del Mar, San Diego, Escondido, San Marcos, Oceanside, and Carlsbad.

The varied landform pattern consists of scenic stretches of coastal beaches, picturesque sea cliffs, flat-topped coastal mesas, steep mesa bluffs, broad level-floored stream valleys, gently rolling hills, and steep rugged uplands. Substantial portions of the total Plan area are in mountains and river valleys. San Dieguito's sub-tropical climate has been, and will continue to be, one of the strongest factors in the attraction of human settlement to the area.

Modern settlement within the planning area had its beginnings in the form of two Mexican land grants; Rancho San Dieguito (8,824 acres, granted in 1831) and Rancho Las Encinitas (4,430 acres, granted in 1842). Part of Rancho San Dieguito is now known as Rancho Santa Fe. In the early 1880's, the communities of Encinitas and Leucadia were established. The Colony Olivenhain was established within the boundaries of Rancho Las Encinitas in 1884. Cardiff did not develop as a town site until 1911. These communities were limited to modest growth for about 40 years due to the lack of water. In the 1920's, the availability of an adequate water supply from Lake Hodges permitted growth to accelerate and the new communities of Rancho Santa Fe and Solana Beach developed. At the same time, there was a considerable increase in development between coastal communities and in scattered inland locations. In the period 1940-1959, there was some filling in of previously passed over areas and, during the post-1960 period, a new trend toward widely scattered development appeared. Particularly noticeable in the area's development pattern has been the growing together of the previously separate



coastal communities by means of commercial and residential development along Highway 101. Rancho Santa Fe is an exception to this pattern because it is surrounded by low density development.

The history of this type of growth in San Dieguito has led to two types of problems which may be described as "urban scatteration" and "strip commercial development." A community desire to address these problems brought on organized citizens' planning efforts in San Dieguito as long ago as 1965, even before the County had an adopted General Plan.

#### ORGANIZATION OF PLANNING EFFORT

Work started on the San Dieguito General Plan in response to numerous requests from major community organizations representing the San Dieguito area. The final plan, consisting of a map and a text, was adopted by the County Board of Supervisors on September 5, 1967. Shortly thereafter, on December 6, 1967, the Board of Supervisors also adopted the first County General Plan. Then, on March 11, 1968, the Board adopted Document # 39806, "Policies and Procedures for Preparing Community Plans in San Diego County." The policy statements contained in that document are intended to encourage a high level of citizen participation in the community planning process and to provide a uniform procedure for preparation and adoption of plans for all unincorporated communities.

Within two years, citizens' planning committees were organized in a number of communities, all of which had as their sole purpose the preparation and implementation of a community plan. During this same period, when San Dieguito was the only community in the County with an adopted community plan, rapid population growth was taking place and wider ecological awareness was occurring. Thus, the stage was set for the formation of a citizens' committee in San Dieguito for the purpose of updating and implementing the adopted San Dieguito General Plan.

In November, 1969, a citizens' group, known as the San Dieguito General Plan Sponsoring Body, held a meeting which was attended by approximately 800 interested citizens. The community planning program was explained and formation of the San Dieguito Citizens' Planning Group (hereafter known as SDCPG) was initiated. On May 20, 1970, the Board formally recognized the SDCPG as an organization with which all County departments were authorized to work to update and implement the existing, adopted San Dieguito General Plan. The Group held over 90 executive committee meetings with the Planning Department staff and conducted innumerable subcommittee meetings. In addition, the group listened to over 30 guest speakers from government and private business discuss their service and expertise as it relates to the community of San Dieguito. An "open door" policy characterized all meetings.

An early step (May, 1971) was the distribution of a comprehensive questionnaire in all local newspapers. After an intensive phase of research and analysis during which all opinions from citizens and experts alike were studied by various subcommittees, the Citizens' Group prepared a set



of community goals. The Citizens' Group approved these goals at a general meeting on June 8, 1972. On January 24, 1973, the County Board of Supervisors officially adopted the San Dieguito Goals.

#### NATURE OF THE PLAN

The San Dieguito Community Plan reflects the views of a majority of the citizens in the planning area as to the scope and direction of future development. The planning process is designed to organize and solidify the views of citizens of this unincorporated area of the County and to reduce these views to a plan which can be disseminated publicly on a broad scale. In the particular case of San Dieguito, the 1967 San Dieguito General Plan was prepared by a limited number of citizens interested in a relatively limited number of growth problems, whereas this updated plan has evolved into a proposal with more significant citizen participation covering a broader range of environmental and social issues.

The proposed plan can be used as a tool for the benefit of all residents. It can serve also as a guide for businessmen, utilities, special service districts, governmental agencies and land owners concerned with patterns of growth and prospective land use and development.

The land owner needs information that tells him the total direction his community will take. He needs information on roads, parks, and public facilities against which to test the feasibility of his proposed investment and to estimate the risk involved if his plans should conflict with community goals.

The community has determined that open areas such as land devoted to agriculture, hiking trails, floodplains, lagoons and other major features of the natural terrain should remain as part of the environment. The plan can and will assure that these areas will be protected. In the absence of a plan, open areas might not be preserved, as land could be consumed ultimately by more intensive residential, commercial, or industrial uses. The planning group desires to achieve a balance between these uses, which often compete for the same area. Once these intensive uses are placed on the land, it may become economically infeasible to remove them and regain the more desirable effects of open space especially that regarded as a useful and significant natural resource.





## CHAPTER 2

### BACKGROUND FOR PLANNING

#### POPULATION CHARACTERISTICS

The economic and social pressures of the past decade have had dramatic impacts on the population of the San Dieguito Community. Residents living in the area have witnessed almost a doubling of their community size to 35,000 people. If current trends persist, a second doubling will occur by 1995. An expanding populace brings increased patronage for local stores, greater taxable population and an increased labor market for local employers. Concurrently, increases in numbers create a greater demand for public services, increased needs for schools and parks, and greater traffic congestion. The change in San Dieguito induced by urbanization has taken other forms besides an increase in sheer numbers. It has brought diversity to the population, people with varied ethnic backgrounds, job skills, income, and educational levels. These differences have created new patterns of living, working, and recreation in San Dieguito. Also, they have placed increased demands on the community's public and private systems that support these activities. Finally, the distribution of population in San Dieguito has been altered markedly by urbanization. At present, there are two trends that predominate. San Dieguito is continuing its historical pattern of high concentrations along the coast. At the same time there is a dispersal of people away from the coast to new inland communities.

The size, composition and distribution of population are important factors of the community that necessarily will impact its growth and development. Population analysis enables the San Dieguito community to determine a level of population and economic growth that is consistent with the goal oriented improvements for human opportunity, environmental quality, and a balanced community.

#### Age Composition

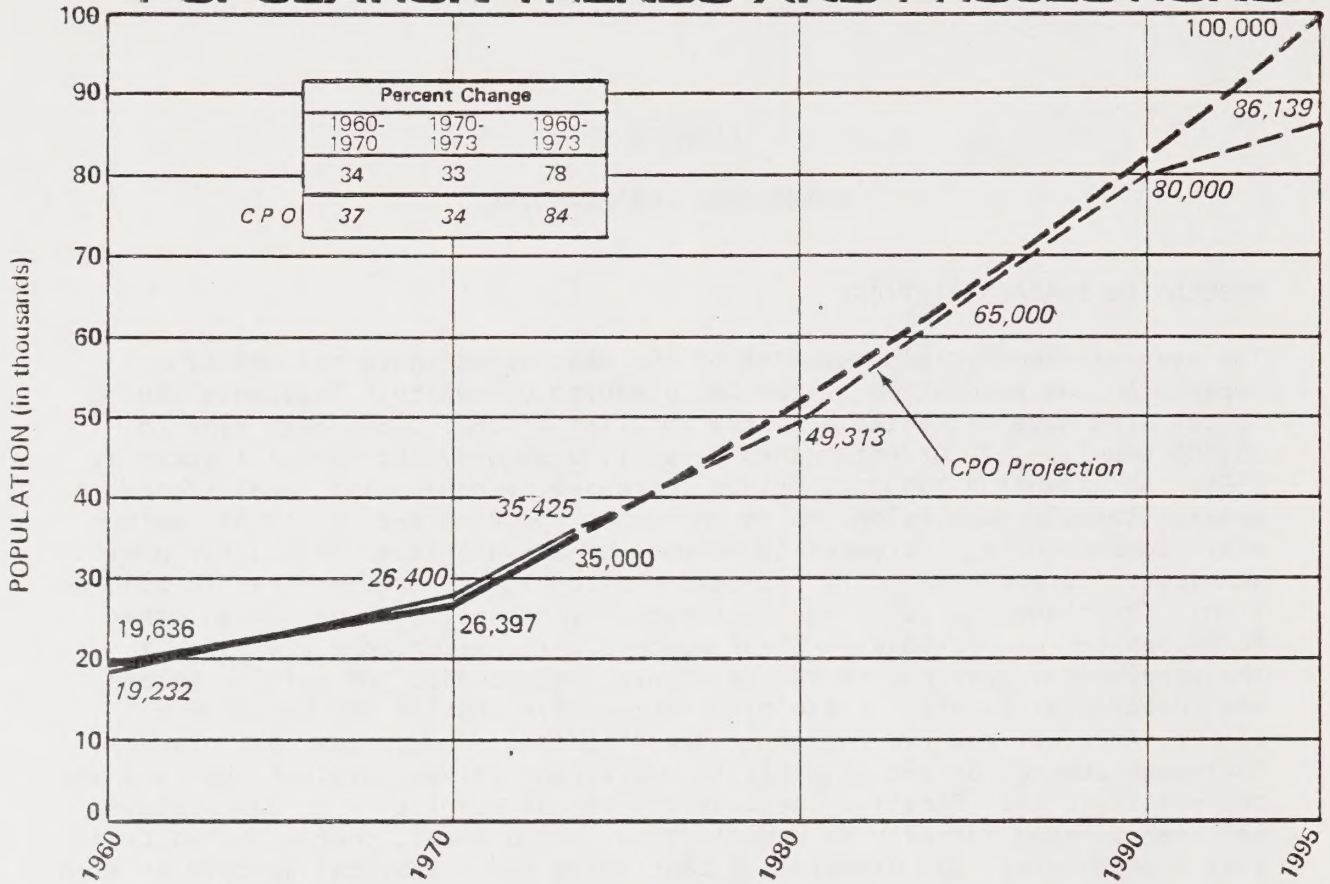
A comparison of the age composition in San Dieguito with that of the County reveals the plan area has a markedly older population. The 1970 census shows the median age of the community to be 31.2 years versus 28.6 for the County. The percentages of population over 65 were 12.3% for San Dieguito and 8.7% for the County.

Based on 1960 data, significant increases in the younger age groups had been anticipated over the next 20 years. Current trends do not show this to be true. The percentages of population in young age groups have remained relatively stable, and in some cases have declined. For example, in the under 5 age group, percentages dropped from 10% to 1% between 1960 and 1970. In the 5-19 age bracket, only a 3% increase was shown, from 25% to 28%.

The importance of analyzing these two specific age groups cannot be underestimated. When they are combined, they represent the dependency index of the community which will help formulate future needs for public services and facilities.

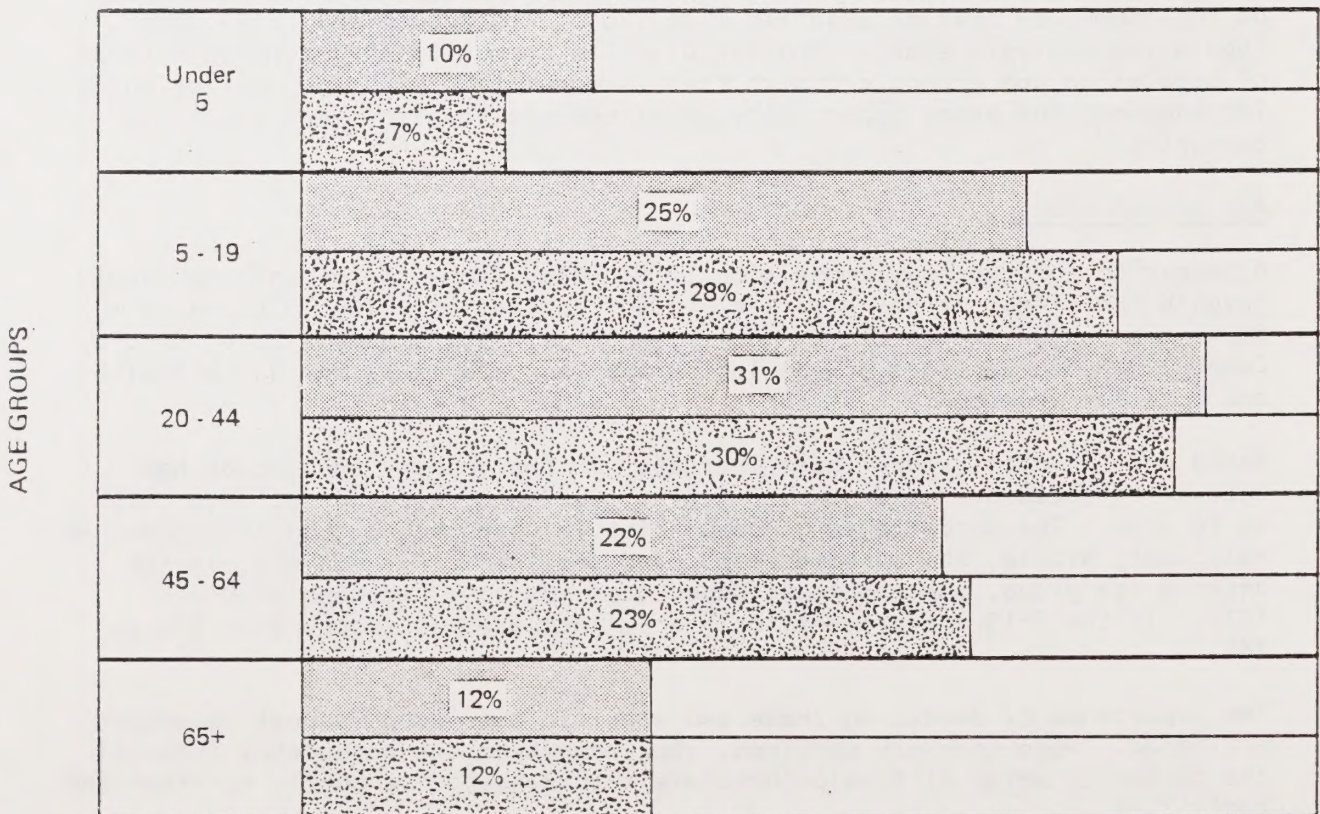


# POPULATION TRENDS AND PROJECTIONS



Sources: Federal Censuses - 1960 & 1970, Comprehensive Planning Organization

## PERCENT OF POPULATION BY AGE



1960



1970



Source: Federal Decennial Censuses - 1960 & 1970  
(Census tracts 171, 173, 174.01, 174.02, 175, 176, 177, 200.03)



## Migration

Immigration, a characteristic of the Southern California region, has played a significant role in the population growth of San Dieguito. Of the 8,971 families reported in 1970 only 35% had been residing in the same house prior to 1960, as against 65% that had moved into their homes between 1960 and 1970. Since 1965, 25% of the total population has originated from outside the San Diego Metropolitan region. The pressures of immigration and mobility, which have been factors in the recent growth of the San Dieguito community, can be expected to continue at an increasing rate as a result of the area's attractive environment. However, the projection of the future population in which immigration is a major factor is a difficult task. The policies pursued by the local community and region have a significant influence on growth.

Such factors as the timing of public investments, tax policies, economic policies encouraging industrial development, promotional activities, and land use policies all have a significant effect on growth rates. Basic to these policies is the attitude of the citizens in the area towards growth.

It is fair to say that these attitudes are undergoing major changes throughout the country as well as in the San Dieguito area and may well have a very significant effect on the population predictions for the San Dieguito area over the next 20 year period. The Comprehensive Planning Organization has estimated as wide a range as 1,560,000 to 3,870,000 for the population of the entire San Diego region, depending upon whether slow growth or rapid growth policies are pursued, and on economic conditions. The same kind of potentially wide variation of population growth in the San Dieguito area could occur also.

## Distribution

Population is unevenly distributed throughout the planning area. Most of the people reside in the four coastal communities of Solana Beach, Cardiff, Encinitas, and Leucadia, approximately 17,000 total. Although this represents now about 62% of the community, it is interesting to note that, in 1960, over 86% of the total population resided in these same areas. This decrease indicates a significant population dispersal away from the coast to newer inland communities. This trend can be expected to continue.

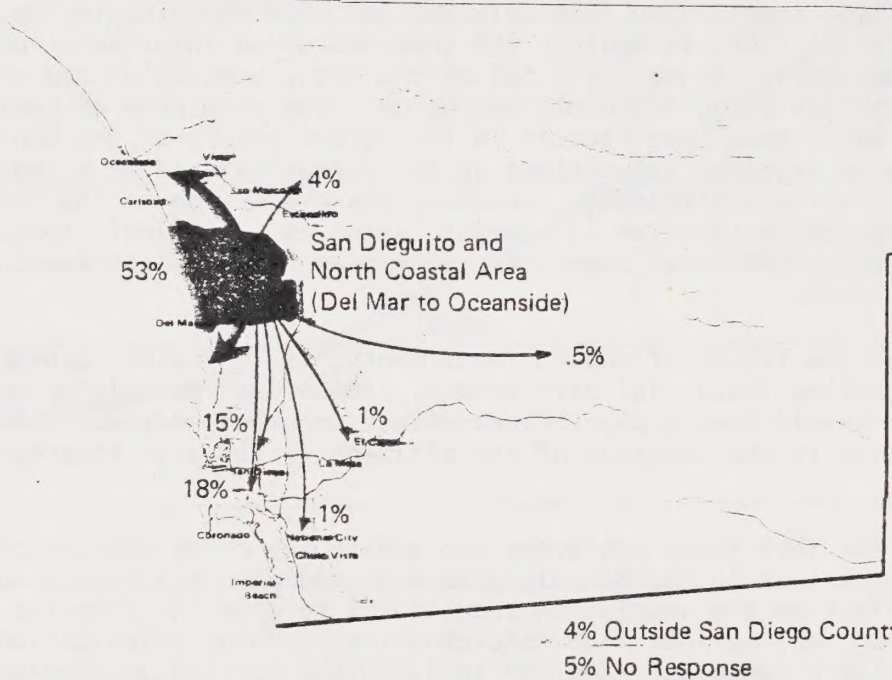
## ECONOMICS

In a modern industrial society, no community, despite the size, can be economically self sufficient. Consumer preferences and expectations, availability of investment capital, and the interplay of supply and demand are regional forces that continually influence the economic well-being of local communities. The San Dieguito economy reflects this interdependence within the San Diego region.



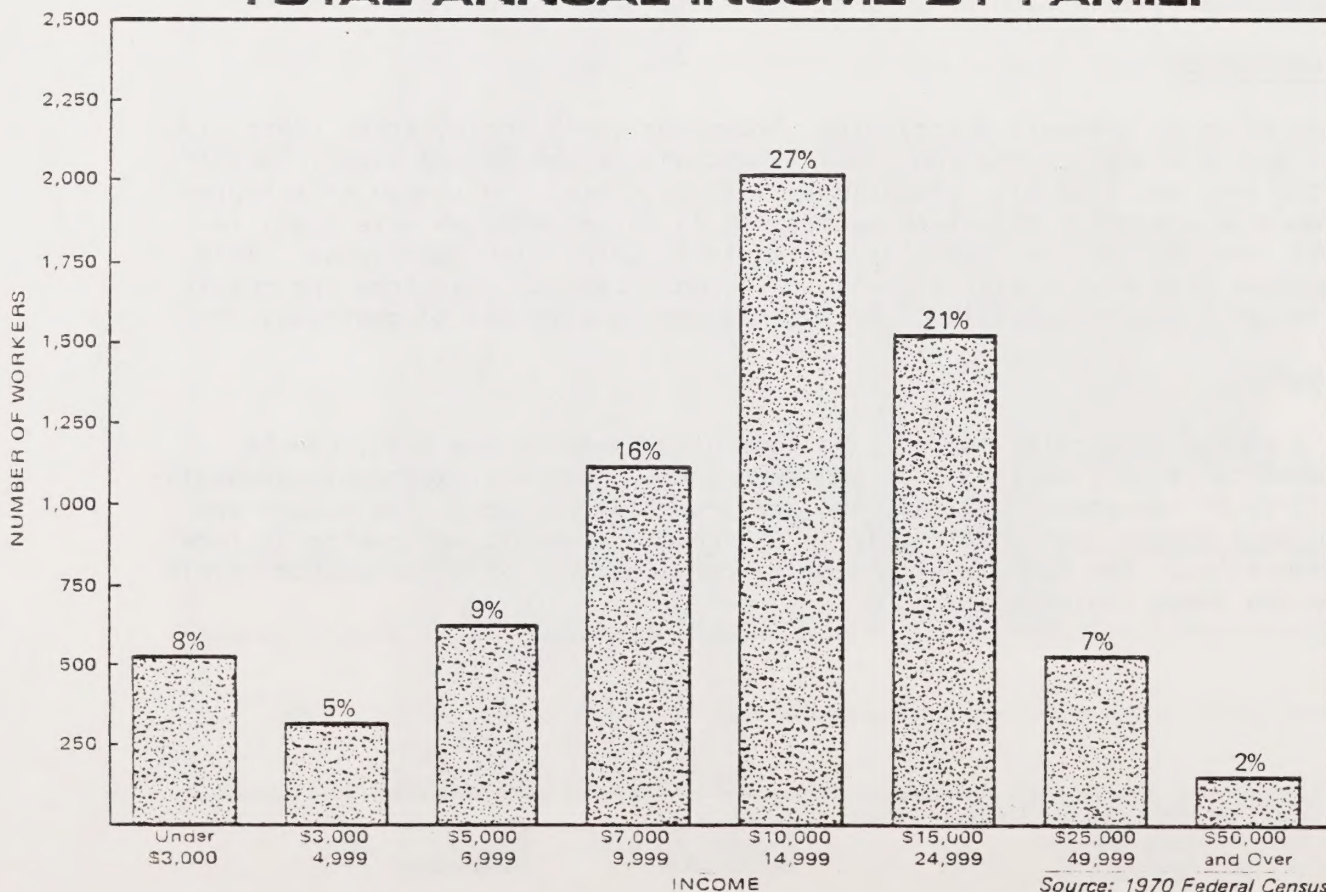
# SAN DIEGUITO'S EMPLOYMENT

## WHERE THEY WORK...



Source: 1969 State Dept. of Finance Census

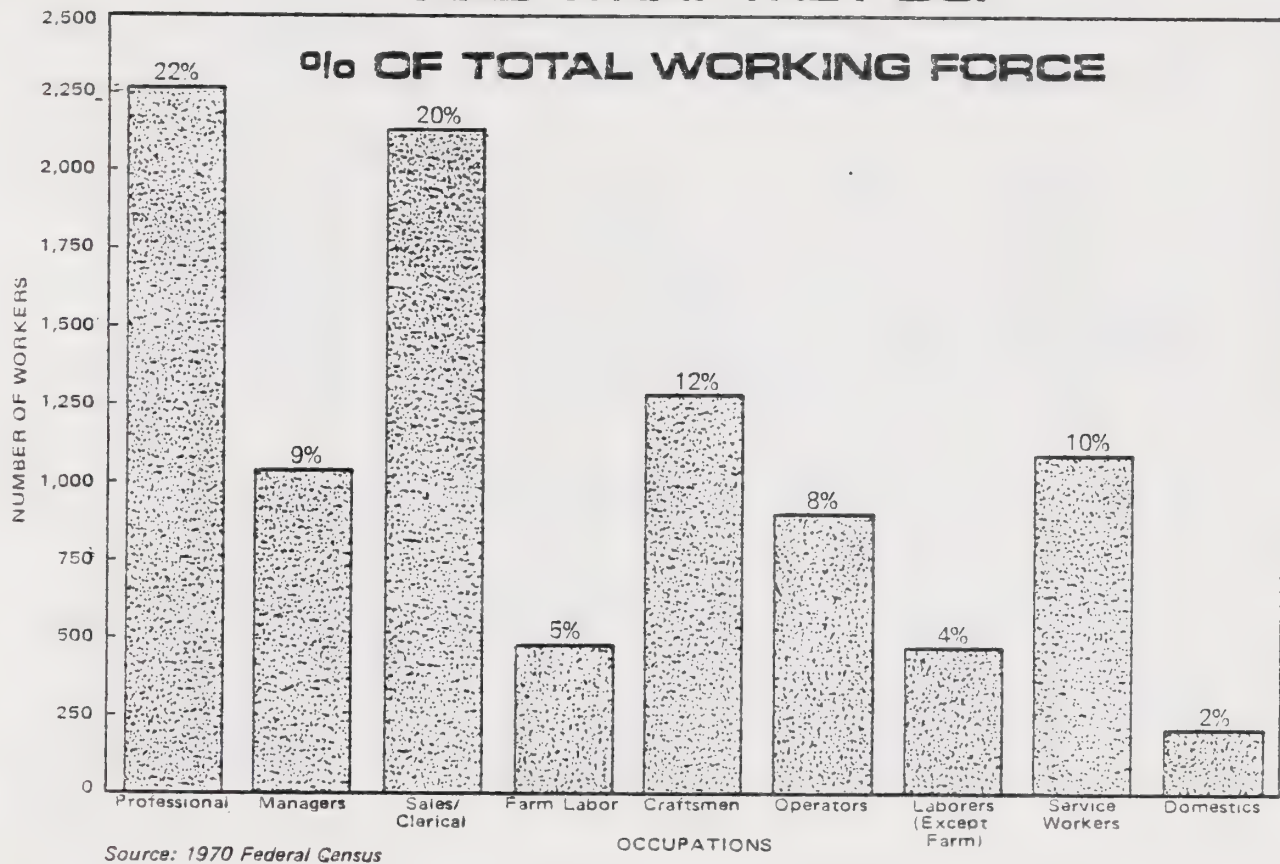
## TOTAL ANNUAL INCOME BY FAMILY



Source: 1970 Federal Census



## AND WHAT THEY DO.





Notwithstanding these external forces, there are key economic indicators that can project a community's ability to support public services and facilities. The following research and analyses of income, employment, building activity, and retail sales reflect San Dieguito's economic effort.

### Income

Residents in San Dieguito enjoy higher income levels than the remainder of the County. The median income of the community is \$14,511 compared to the unincorporated median of \$10,133. Also, over 30% of the San Dieguitans have incomes over \$15,000 contrasted with 22% for the County. These disparities, however, appear to exist only in the high income categories, since both San Dieguito and the County have the same percentage of people earning under \$5,000, 18%.

Data from the 1970 census also reflect a disproportionate geographical distribution of income. Inland communities such as Rancho Santa Fe and Olivenhain have exceptionally high median incomes, while the coastal areas of Leucadia, Encinitas and Cardiff generally are at or slightly below County income levels. These locational differences in income reflect the growing development trends away from the coast. Residents moving into these areas are incurring higher construction and development costs and can be expected to have generally higher incomes. It should be noted also that, since most of the development of the plan will occur in these areas, that San Dieguito has unused bonding capacity to support the desired services and facilities.

### Employment

Employment characteristics of San Dieguito reflect conditions typical of most suburban residential communities in a thriving metropolitan region. San Dieguitans live in their community, but many work elsewhere. Over 53% of the labor force seeks employment in the north central area of the County while 35% travel to the city of San Diego. The separation of the home from the work place is a result of many factors. The most important is the locational requirements for industrial activity which are found in the outlying areas rather than in the congested central districts. As these developments continue, the formation of an "industrial belt" is occurring along the periphery of the San Dieguito community, thus, offering excellent economic and employment opportunities to residents, but not providing income to those agencies required to provide services. Therefore, a greater burden is placed on all landowners within the plan area. This burden is increasingly difficult to bear by those 12.5% over 65 years, many of whom are living on fixed incomes, and the 18% with incomes of less than \$5,000.

As the accompanying table illustrates, the labor force of San Dieguito is well represented in all major occupational categories. Professional, technical and sales occupations absorb 42% of the employment force. This is a most significant and favorable factor since these two fields represent the fastest growing employment sector in the community. Well established



regional and national markets allow crop and flower production to be excellent sources of basic income. This activity not only provides the means of payment for goods which the region does not produce, but it also supports the numerous retail and service activities of the local economy. Innovative growing methods and laborsaving techniques have assured the continuation of floriculture as an important employment and income generator in San Dieguito's future.

#### Retail Sales and Services

As the basic economy of San Dieguito expands, there should occur increases in employment related to retail sales and services. A look at the community of Encinitas can serve as an indicator of this trend for the greater San Dieguito area. In 1972, total retail sales in Encinitas amounted to \$24,938,000. This represented a 16.1% increase over 1971 figures. More importantly, it reflects almost a doubling of sales during the period 1968-1972.

With continued diversification of agriculture and manufacturing, growth in population, and increase in personal income, the retail sales and services sector should continue to be a healthy and thriving component of the San Dieguito economy. Furthermore, the adopted commercial goals and objectives of the San Dieguito plan express the community's desires to encourage growth in an orderly fashion with maximum convenience to local shoppers.

#### Building Activity

As might be expected, the present and projected growth rates in population and employment have spurred a substantial increase in residential construction in San Dieguito. New housing completions increased 29% during the period 1970-1973. During 1972 alone, 2,134 residential starts were authorized, a dramatic 142.5% increase over the previous year. This unplanned growth has taken place in an atmosphere devoid of integrated programs by public agencies to finance necessary support services.

This is the first time in the history of this area that large scale development has taken place. An important percentage of these new housing starts took place in such large developments as Village Park and Lomas Santa Fe, and most of the large scale condominiums along the beach bluffs. Much of the building was done by large businesses, and a high percentage of the developers were from outside the area. Of the 1,040 housing completions in 1972, 57% were multiple family units, while in 1971 only 39% of the completions were in this category. Whether this represents a shift in consumer preference for multiple dwelling structures, or if this type of construction is most economical for large scale developments, is difficult to ascertain. Retirement and small families have affected the market.

Growth of this magnitude has placed a substantial added burden upon the public facilities of the community. Major additions were made to these facilities in the last few years. If such rapid growth continues, it will lead to serious deficit conditions, requiring new major capital improvement

programs. There is clear evidence of this in some schools where there are multiple sessions and overcrowding. Rapid growth by large scale developers requires considerably more careful planning for capital improvements. Their timely financing and construction also require more careful planning. It becomes important also to insure that the new developments are paying their proper share of the costs of the increased capital improvements necessitated by rapid growth. Large scale development also increases the need for careful review of proposed development plans to insure that new construction will enhance the present living environment and harmonize with the natural environment. San Dieguito's residential goals specifically encourage builders to use innovative housing designs and land development techniques and to consider cluster development in planned residential developments. Such techniques will promote an efficient use of the land while preserving the natural and aesthetic qualities of open space.



## CHAPTER 3

### SAN DIEGUITO GOALS

The goals which follow reflect a thoughtful analysis of San Dieguito and are a statement by the citizens and the Board of Supervisors of the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

Succeeding textual sections outline the manner of interpreting and implementing the adopted goals within the context of a long-range land use plan which has as its ultimate aim the guidance of future growth which is expected to occur within the planning area.

A goal is a purpose or an ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

#### OVERALL GOALS OF SAN DIEGUITO

ACHIEVE THE BEST POSSIBLE OVERALL ENVIRONMENT FOR LIVING IN SAN DIEGUITO BY IMPLEMENTING THE FOLLOWING GOALS THROUGH COMPREHENSIVE AND INTEGRATED PLANNING AND COMMUNITY ACTION.

1. Perpetuate the present sense of spaciousness and semi-rural living.
2. Encourage the preservation of the existing pattern of distinct, identifiable communities, separated by lagoons and open spaces of low intensity land uses.
3. Establish and maintain San Dieguito as an economically and socially balanced community accommodating gradual and orderly development which harmonizes with the environment.
4. Provide amenities such as quality education programs and park and recreation services.
5. Encourage the preservation and enhancement of the natural features of the San Dieguito area, particularly the beaches, bluffs, lagoons, shoreline, and open spaces.
6. Promote and maintain a stable, permanent population with a high degree of home ownership.

## RESIDENTIAL GOAL

Enhance the present living environment while accommodating gradual residential development which harmonizes with the natural environment.

### Objectives

1. Achieve a variety and choice of housing in all economic ranges throughout the community.
2. Encourage very low density development in rural areas by encouraging greater flexibility in improvement requirements for lots of size one acre or more.
3. Encourage cluster-type housing and other innovative housing design that provides adequate open areas around these developments.
4. Coordinate provision of peripheral open areas in adjoining residential developments to maximize the benefit of the open space.
5. Tailor residential development to the terrain.
6. Encourage street planting, landscaping, and undergrounding of utilities.
7. Encourage higher standards of design, materials, and workmanship in all construction.
8. Minimize extensive or premature grading.
9. Encourage existing and new mobilehome parks to accommodate all types of mobilehomes.
10. Discourage residential development of steep slopes, canyons, flood plains, prime agricultural land, and where development would block scenic views and vistas.
11. Discourage premature subdivision of land into lots in advance of the construction of housing.
12. Encourage orderly residential development, expand utility systems with a minimum of expense to the taxpayer, and avoid "leapfrog" subdivisions.
13. Encourage developers to include low or moderate cost dwelling units in large developments.



## ENVIRONMENTAL GOAL

Insure a desirable, healthful, and comfortable environment for living while preserving San Dieguito's unique natural resources.

### Objectives

#### Development Impact

1. Encourage types and patterns of development which minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding and severe hillside cutting and scarring.
2. Encourage compatible land uses within and adjacent to recreation areas, natural preserves, and agricultural areas.
3. Encourage the isolation of major thoroughfares with buffer zones such as vegetation or earth barriers to protect adjacent areas from pollutants of noise, exhaust, and light.
4. Minimize visual pollution by controlling location and lighting of outdoor signs.

#### Environmental Conservation

5. Encourage the preservation of the best natural features of the area in their natural state and avoid the creation of a totally urbanized landscape.
6. Encourage the preservation of the flood plains for recreation, open space, and agriculture and avoid the necessity of constructing concrete channels.
7. Encourage the use of natural channels and streambeds, discourage the need for artificial drainage structures, and encourage the use of runoff and drainage for ground water recharging.
8. Reduce or eliminate aircraft and motor vehicle noise and possible safety and environmental hazards.
9. Encourage the preservation of historic sites.

#### Shoreline

10. Encourage the protection of San Dieguito's unique recreational and scenic resources, such as beaches, bluffs, lagoons, and shoreline from adjacent incompatible development.

11. Encourage the preservation of the bluffs, beach, shoreline, and ocean in their natural state and discourage any use that would adversely affect the beach and bluff except a reasonable number of access stairways, lifeguard towers, and similar beach facilities.
12. Encourage only those uses and activities that are compatible with the marine ecosystem within the area from the mean high tide line to the territorial limit. Designate appropriate areas as underwater or water-related wildlife preserves.
13. Provide parking facilities at an adequate distance from the beach to insure against disturbance of the beach area.
14. Provide public transportation to beach access points in heavily used public beach areas.
15. Provide more public beaches.
16. Provide adequate access to beach areas, while minimizing conflicts between beach users and private property owners.
17. Assure that new subdivisions do not block existing access to publicly owned tidelands without reasonable alternatives.
18. Discourage any use of the lagoons that would be incompatible with their natural ecosystems and with their eventual use as parks.
19. Encourage the preservation of unique natural resources.

#### PARKS AND RECREATION GOAL

Enrich the lives of San Dieguito residents of all age groups by establishing a well-balanced system of recreational facilities and services.

#### Objectives

1. Provide a minimum of 15 acres of local recreational area for each 1,000 population for the entire community. At least one-third of this area should be devoted to neighborhood and other close-at-hand recreation facilities; one-third used for community parks; and the remainder used for other facilities serving the entire San Dieguito area, such as trails, nature preserves, and other community facilities.
2. Establish mini-parks and playlots in high density areas where larger parks are inaccessible or impractical to provide.
3. Provide a neighborhood park within convenient walking distance for all urban area residents.



4. Establish a community park for each coastal community (Leucadia, Encinitas, Cardiff-by-the-Sea and Solana Beach ) and other parks inland where appropriate.
5. Develop parks in conjunction with schools wherever possible and encourage joint use of facilities.
6. Provide a network of trails for horseback riding, hiking, and bicycling; minimizing the cost of the trail system by utilizing drainage channels, flood plains, existing trails, public lands, and major utility rights-of-way.
7. Provide a separate area for the regulated use of off-road motorized vehicles.
8. Encourage the development of private as well as public recreation facilities throughout San Dieguito.
9. Encourage the preservation and protection of areas for the recreational activities characteristic of San Dieguito such as horseback riding, surfing, and skindiving.
10. Leave appropriate areas of neighborhood and community parks in a natural state, retaining natural topography and vegetation.
11. Encourage the early establishment of park sites to insure proper location, adequate size, and lower costs.
12. Encourage the provision of a full range of recreation facilities distributed throughout the area.
13. Encourage the use of appropriate public lands and facilities for park and recreation purposes to the maximum extent feasible.

#### EDUCATION GOAL

Maximize educational opportunities for all age groups through a high standard of educational programs and physical facilities.

#### Objectives

1. Locate and maintain schools in areas free of disturbing factors such as heavy traffic flow or incompatible land uses.
2. Develop schools in conjunction with neighborhood and community recreation facilities.

3. Locate and maintain all elementary schools in areas which will permit safe and direct access for a maximum number of pupils.
4. Locate upper grade schools so that they are generally accessible to major streets.
5. Insure proper location and size of school by early acquisition of new sites.
6. Coordinate school facility planning with residential development to assure that school facilities will be available to accommodate the increased school population without overcrowding.

#### AGRICULTURAL GOAL

Maintain and enhance the future of agriculture within the San Dieguito area.

##### Objectives

1. Preserve and promote San Dieguito's unique horticultural crops.
2. Encourage the use of agriculture, particularly tree crops and open field floriculture, to provide visually pleasing open space and variety within the urban environment.
3. Encourage the preservation of prime agricultural lands for high-value crop production.
4. Encourage and promote agriculture as one of the highest and best uses for open space and flood plains.
5. Encourage the combination of agriculture with other activities to provide an economic advantage to agriculture in competing with the forces of urbanization.
6. Protect existing agricultural activities from scattered and incompatible urban intrusions.
7. Encourage careful maintenance and upkeep of greenhouses and other agricultural accessory buildings.
8. Encourage the use of reclaimed water for irrigation.
9. Encourage air quality control measures to protect against agricultural crop damage.

#### COMMERCIAL GOAL

Provide for well designed and located commercial areas which are compatible with the character of the community.



## Objectives

1. Design and construct all commercial areas with sufficient off-street parking and loading facilities.
2. Encourage clean-up, landscaping, beautification, utility undergrounding, and additional parking facilities in existing commercial areas.
3. Encourage landscaping in the design of new shopping areas and commercial buildings to assure that they blend with surrounding areas.
4. Encourage landscaping of existing commercial uses to screen and buffer unsightly and congested commercial areas from surrounding land uses.
5. Provide neighborhood shopping and service centers to satisfy the daily needs of adjacent neighborhoods and locate them in areas with easy, safe pedestrian and bicycle access.
6. Provide community shopping centers, when and where a demonstrated community need arises, in areas centrally located and with good access.
7. Provide freeway-oriented commercial areas only when a demonstrated need exists, for the convenience of the traveler, and locate at or near freeway interchanges with easy on-off access.
8. Encourage the concentration of shopping areas to avoid the strip approach to future commercial development.
9. Provide regional shopping centers only when a demonstrated need exists; and locate them in areas adjacent to major highways to provide convenient access.
10. Protect areas designated as commercial from encroachment by incompatible noncommercial uses.
11. Encourage the types of commercial activities which will supply the community with a broad economic base.
12. Maintain a proper balance between acreage of commercial land and population served.
13. Encourage the reasonable regulation of signs to preserve the basic character of the community and to avoid adverse effect on property values.
14. Encourage the use of existing commercial land before creating additional commercial zoning in each community.

## INDUSTRIAL GOAL

Limit all future industrial development to clean, nonpolluting operations which will be compatible with the area's environment and add to the tax base while not adding significantly to the population growth.

### Objectives

1. Encourage all new industrial development to be concentrated to avoid the scattering of industrial uses throughout the area.
2. Encourage all new industrial development to be located in modern, attractive, well-designed and landscaped industrial parks.
3. Locate industrial development only where it will be compatible with surrounding land uses, accessible to major transportation facilities, and capable of being served with all necessary utilities.
4. Provide for industrial sites that are large enough to permit ample space for on-site parking, appropriate landscaping, and loading facilities as well as areas for expansion.
5. Discourage all new industrial uses from being located in existing nonindustrial facilities.
6. Encourage landscaping of existing industrial uses to buffer unsightly and congested industrial areas from surrounding land uses.
7. Encourage clean-up, beautification, utility undergrounding, and additional parking facilities in existing industrial areas.
8. Protect areas designated for industrial use from encroachment by incompatible nonindustrial uses.

## CIRCULATION GOAL

Promote a balanced transportation system, including roads, riding and hiking trails, bicycle paths, and future mass transit services which will serve the general convenience of the citizens and enhance the beauty and quality of life in San Dieguito.

### Objectives

11. Promote maximum utilization of existing freeways and prime arterials as an alternative to new freeway construction.



2. Minimize freeway and prime arterial access to encourage their use as throughways rather than as access to adjacent properties.
3. Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods.
4. Minimize private driveway access onto both major and residential collector roads.
5. Design roads so as to minimize conflicting traffic movements such as turning, curb parking, uncontrolled access, and frequent stops.
6. Construct roads following the natural contours to minimize cuts and fills; avoid grid street patterns.
7. Design roads to enhance scenic areas.
8. Encourage roadside median landscaping.
9. Separate pedestrian, bicycle, and vehicular traffic.
10. Establish a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles would be banned.
11. Design and construct attractive pedestrian overpasses and centralized parking facilities where appropriate.
12. Encourage adequate off-street parking for every land use.
13. Minimize the dependence on private motor vehicles.
14. Protect existing railroad rights-of-way for future mass transit use; and provide for grade separation for safety.
15. Route major thoroughfares and plan road construction schedules so that development pressure on undeveloped areas is minimized.
16. Encourage the reevaluation of all roads in San Dieguito, particularly those in the rural areas and encourage the retention of only those which are necessary for low density rural usage and which will not lead to scattered urban development.
17. Encourage greater flexibility in road design standards to promote retention of a rural atmosphere.

#### Policy

THE COUNTY SHALL ENCOURAGE CALTRANS TO CONSIDER HIGH-OCCUPANCY VEHICLE USE ON INTERSTATE 5; WHEN THE NEED IS DEMONSTRATED, HIGH-OCCUPANCY VEHICLE LANES SHALL BE IMPLEMENTED AS A TRANSPORTATION SYSTEMS MANAGEMENT TECHNIQUE TO REDUCE CONGESTION.

## PUBLIC SERVICES AND UTILITIES GOAL

Create and maintain local organization, operation, and procedure which has sufficient resources to implement community plans and policies effectively; promotes efficiency; provides optimum public and utility services at a minimum cost in taxes and utility charges; and coordinates San Dieguito's policies and priorities and those of the wider San Diego regional community.

### Objectives

#### Public Services

1. Increase community participation and influence in the planning process.
2. Encourage federal, state, and local government agencies to establish local branch offices, and to locate them together in easily accessible, central locations.
3. Provide a high level of health care, ambulance service, and fire protection.
4. Provide a proper level of law enforcement and promote cooperation and communication between the community and law enforcement agencies.
5. Promote a high level of library services, with neighborhood branch libraries in appropriate locations.
6. Insure proper location, adequate size, and lower cost by acquiring public facility sites in advance of need.

#### Public Utilities

7. Encourage public agencies to landscape all of their facilities.
8. Locate specific public utility sites and networks and indicate the level and quality of services which should be provided within San Dieguito.
9. Relate sewerage systems to natural drainage basins rather than to political boundaries.
10. Underground all new distribution power and communication lines. Encourage undergrounding of existing utility lines, especially in conjunction with street improvement programs.
11. Discourage all overhead utility lines in scenic areas.
12. Guide new development into areas now served by water, sewer, roads and other services with proper consideration for schools, parks, and open space. Construct new utility facilities for new developments only when existing facilities are fully utilized.



13. Assure that sewer trunk extensions, treatment plants, ocean outfalls, and development which may be served by these facilities, will not result in any adverse impact upon the environment.
14. Encourage optimum water and sewage reclamation, water conservation, recharging of underground waters, creation of recreational lakes, and use of natural channels for transporting reclaimed water.
15. Discourage the extension of sewer service to those areas not designated for urban uses on the community plan.





## CHAPTER 4

### LAND USE ELEMENT

#### INTRODUCTION

It is intended that this community plan amend the Land Use Element of the County General Plan. The material that follows sets forth the County's policies and the planning group's objectives in seeking to amend that element.

The land use categories shown on the Plan map describe the entire range of proposed urban, rural, and recreational uses: residential, commercial, agricultural, public facilities, and parks. These various categories have been applied to certain areas on the community plan map only after careful consideration of existing land uses, current plans and programs, and future needs.

#### RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The San Dieguito Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the San Dieguito Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

#### LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the San Dieguito Community Plan conform to the descriptions contained in Policy 2, pages 11-9 through 11-21, of the Regional Land Use Element.

## LAND USE TABLE

Generalized Land Use	EXISTING LAND USE 1970			PROJECTED LAND USE 1995		
	Existing Acres	Percent of Area	No. of Dwelling Units	Planned Acres	Expected Dwelling Units	Expected Pop.
Single Family Residential	3,756	7.4	9,887	36,712	16,122	48,366
Two Family	168	0.3	1,770	2,642	10,949	
Three or more Family	147	0.3	2,241	293	2,618	
Mobile Homes	100	0.2	985	250	—	
Commercial	150	0.3	266	958	—	—
Industrial	97	0.2	—	200	—	—
* * Agriculture	5,031	10.0	—	1,120	—	—
Public, Semi-Public	1,114	2.2	200	1,185	—	—
Transportation	52	0.1	—	52	—	—
Developed Area Total	10,615	21.0	15,349	N/A *	—	N/A *
Undeveloped Area						
Vacant	40,651	77.3	—	N/A *	—	—
Water Areas	938	1.7	—	4,262	—	—
Total	41,589	79.0	—	N/A *	—	—
<b>GRAND TOTAL</b>	<b>52,156</b>	<b>100.0</b>	<b>15,349</b>	<b>52,156</b>	<b>—</b>	<b>82,284</b>

\* Not Applicable

\* \*The Board of Supervisors is sensitive to the Planning Group's concern about decreasing the amount of agricultural land. A study is to be conducted regarding these ends.



The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element Map. Use Regulations are part of The Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

#### CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

#### SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

#### RESIDENTIAL DESIGNATIONS

The various residential designations have been assigned to provide a wide range of development densities as well as to permit varied residential construction throughout the planning area. Every effort has been made to preserve the existing character of the area, particularly the natural beauty and attractiveness.

The San Dieguito Citizens' Planning Group does not expect the growth in population of the planning area to add more than 65,000 people during the next 20-year period, and the installation of new public facilities and services is projected on this basis. Actual financing and construction of public facilities and services are to take place in phases depending on the actual growth which may occur. The same phased approach will be used with the commercial and industrial land uses which will be necessary to support such a population.

However, the plan shows sufficient potential capacity to accommodate a larger population than the 1995 estimate of 80,000 -- 100,000. This larger capacity is designed to provide a range of locational choices. Thus, an analysis has been made of the theoretical population which could be accommodated by the plan densities if all of the land were developed according to the land use designations of the plan.

The chart entitled "Land Use Table" shows the rate and extent of residential development that could take place during the plan period under the assumptions that are stated for the various residential land use categories. Prior to any amendment of this plan as adopted in December of 1974, under the assumptions concerning the rate at which residential land may develop and the amount of land that may be devoted to non-residential uses, it is estimated that a theoretical maximum of 15,703 acres might be residentially developed by the year 1995. At the maximum allowed densities, this number of acres would have an estimated capacity of about 82,284 persons. However, this is not expected to happen within the time frame of the plan and the 1995 population estimate is between 80,000 and 100,000. This is the figure upon which planning and public facilities decisions should be based.

The unprecedented growth within the planning area led to the assignment of eight different residential land use designations which permit a complete range of residential densities. In all residential categories, high standards of design, materials, and workmanship will be encouraged.

The Residential designations also address the diversity of stable neighborhood identities that characterize San Dieguito. This same recognition is a central factor in the development of housing in this subregion. San Dieguito accommodates a population notable for a diversity of social backgrounds, lifestyles, and disciplines, encompassing academic, labor, professional, agricultural and artistic pursuits.

The areas designated in the community plan for those densities selected represent variously: the citizens' considerations of implied neighborhood boundaries; the reasonable extension of already established development trends; recognition of existing service networks; and implications of restrictive terrain.

The desired approach to orderly growth is broadly expressed in our goal to: "Encourage orderly residential development, expand utility systems with a minimum of expense to the taxpayer, and avoid 'leapfrog' subdivision." Herein lies the need for the strong policy presented in the implementation section of the plan, particularly the application of Phased Development considerations reflecting sound capital improvement programs.

#### URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas. Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.



To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

A more descriptive explanation of some of the above urban residential designations follows:

-- (2) Residential (1 du/gross acre)

This designation will allow an overall density of 1 du/gross acre. Typical development would include single-family detached homes on relatively large subdivision lots of a minimum of one to the acre. Sewers of minimum capacity and other public services may be required. There have been approximately 5,402 gross acres assigned to this residential designation, and they are fairly evenly distributed throughout the planning area. However, much of the acreage in this designation was located toward the eastern part of the planning area within the City of San Diego. Another large area is in Rancho Santa Fe where some development at this density has already taken place. Other areas, scattered throughout the planning area, have been placed in this category because of steep topography.

Much of the acreage within this residential designation, especially areas of steep terrain, is currently vacant and is expected to remain that way throughout the period of the plan. In fact, half of the acreage is expected to remain vacant while 25% will be devoted to non-residential uses. This will leave approximately 2,206 acres to support a population of approximately 6,078. Residential development in this designation should be tailored to the terrain, in keeping with the community's goals.

-- (3) Residential (2 du/gross acre)

This designation will allow an overall density of two dwelling units per gross acre. Typical development would include single-family detached homes. Sewers and other public services would be needed. There are about 3,430 gross acres assigned to this designation in the area of the planning area. They are scattered throughout the planning area with the largest single designation being in the center of the area along Escondido Creek. Much of it is undeveloped, including a large area in the northeastern part of the planning area which is being considered for annexation to the City at the time of this writing. Those areas closer to the coast are characterized by moderate to severe topography.

This designation is expected to develop in the same manner as the above designations. At least 50% will remain vacant and 25% will be devoted to non-residential uses. This will leave 1,286 acres to support 2,572 dwelling units and a population of 7,716. Orderly residential development would be encouraged and would be controlled in areas of steep slopes, canyons, floodplains, prime agricultural lands, and scenic views and vistas.

-- (4) Residential (2.9 du/gross acre)

This designation will allow up to 2.9 du/gross acre, or 3.0 du/gross acre in planned developments. This category would typically include single-family detached homes in standard subdivisions or clustered design PRD projects. The approximate 5,027 gross acres assigned to this category are distributed throughout the western portion of the planning area except for one long narrow strip of land in the extreme eastern part of the planning area, bordering on the City of San Diego. Such areas would require a high level of urban services and would support a population of approximately 21,717. Cluster-type housing is to be encouraged as well as other innovative housing designs that will provide adequate open areas around these developments.

-- (6) Residential (7.3 du/gross acre)

This designation will allow up to 7.3 du/gross acre. Typical development could include single-family dwellings, duplexes, garden apartments and Planned Residential Developments. A high level of urban services as well as good access would be required. There are about 1,202 acres devoted to this designation; they are scattered throughout the western and central parts of the planning area with a number of designated areas on the coast. The largest single concentration of this category is located in the La Costa area.

There is already much development within these designations, including the designated area in Rancho Santa Fe. It is expected, therefore, that not more than 80% of this designation will be residentially developed after allowing for the 40% which is projected to be developed for non-residential uses. Thus, approximately 10,098 people could be accommodated. This would be on the basis of some 577 acres supporting about 14,039 dwelling units with an estimated 2.5 persons per household. As in all categories, high standards of design, materials, and workmanship would be encouraged in all construction in this category.

-- (7) Residential (10.9 du/gross acre)

This designation will allow 10.9 du/gross acre. Typical development would include single-family dwellings, duplexes, garden apartments, PRD's, and mobilehome parks. Planned Residential Development standards would be encouraged. A high level of urban services and good access would be required. There are approximately 1,404 gross acres in this designation, and they are fairly well scattered throughout the western parts of the planning area. Some of the acreage is either on the coast or very close to the coast.

The same assumptions are made for the lands in this designation as for the two designations immediately above. This would mean approximately 17,275 people in 6,910 dwelling units on 691 acres. Since mobilehomes are allowed in this designation, all such parks will be encouraged to accommodate all types of mobilehomes.

-- (8) Residential (14.5 du/gross acre)

This designation will allow 14.5 du/gross acre. Typical development would include cluster-type housing such as townhouses and condominiums. A high level of urban services with good access would be required. The relatively small amount of acreage devoted to this designation, about 205 acres, is scattered throughout the western part of the planning area with two strips near the coast in the extreme northwestern part of the planning area. It is assigned to areas which either already have been developed to that density or are committed to that density in the very near term.

In this designation, it is assumed that not more than 80% of the land will be developed with 40% of it going to non-residential uses. There would thus be only 98 acres developed at this density supporting about 3,920 people in some 1,568 dwelling units.

-- (9) Residential (29.0 du/gross acre)

This designation will allow (up to) 29.0 du/gross acre. This designation is located in very few places in the planning area. As may be expected, these too are within the coastal portion of the planning area. Such places should have access to good transportation facilities, but they should not be located where they will suffer significantly from the noise and air pollution of traffic corridors. Typical development would include high density multiple-family dwellings which would require the highest level of urban services. This designation has been applied to 88 gross acres within the planning area -- one area in the northwest portion and three in the southwest portion. Much of the rest of this designation is in the north central part of the planning area. Under the same assumptions as in the designation above, 42 acres may develop residentially and will support 2,625 people in 1,050 dwelling units.



DESIGNATIONMAXIMUM DENSITY

( 1) Residential	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%
( 2) Residential	1 du/gr. ac.
( 3) Residential	2 du/gr. ac. ( 2.4 du/gr. ac. density bonus option) <u>1</u>
( 4) Residential	2.9 du/gr. ac. ( 3.5 du/gr. ac. density bonus option) <u>1</u>
( 5) Residential	4.3 du/gr. ac. ( 5.2 du/gr. ac. density bonus option) <u>1</u>
( 6) Residential	7.3 du/gr. ac. ( 8.8 du/gr. ac. density bonus option) <u>1</u>
( 7) Residential	10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option) <u>1</u>
( 8) Residential	14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option) <u>1</u>
( 9) Residential	29 du/gr. ac. (34.8 du/gr. ac. density bonus option) <u>1</u>
(10) Residential	40 du/gr. ac.

1 The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns. This option is contained within the Inclusionary Housing Policy and is effective upon adoption of that policy by the Board of Supervisors.

# URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4 gr. ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-RO, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

## COMMERCIAL DESIGNATIONS

As stated earlier, "strip commercial development" was one of the problems which led to organized citizens' planning efforts in San Dieguito in 1965 and to the adoption of the original San Dieguito General Plan in 1967. This problem is still of concern during the current planning effort and is addressed in the Commercial Goal which aims to: "Provide for well designed and located commercial areas which are compatible with the character of the community."

The commercial goals and objectives deal with avoiding the problems that have been caused by the nearly five mile long strip of commercial development along U.S. Route 101 (Coast Highway). Strip development has created parking problems, safety hazards, general inconvenience, lack of residential buffering, and mixed incompatible land uses. The goals aim at mitigating these problems by assuring that future commercial areas will be more concentrated and will be protected from encroachment by incompatible, non-commercial uses. The goals also urge that landscaping be used to screen and buffer commercial activity from adjacent land uses. One of the Commercial objectives is perhaps the most significant in this regard as it calls on the community to "Encourage the concentration of shopping areas to avoid the strip approach to future commercial development."

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

### (11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

Areas within this designation are primarily intended for offices. Other uses may be permitted only after design review and approval. Signs should be strictly regulated and should relate only to services or products available on the site. These areas could also include such uses as professional offices, post offices, hospital and health service facilities, and other service offices.

There are approximately 148 acres designated for this category and they are fairly well concentrated in the west central part of the planning area, although a few such designations are to be found in the southwestern area.

### (12) Neighborhood Commercial

- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.



The approximate 79 acres in this designation are designated to provide space for markets, drug stores, and personal service facilities. Although these areas are customarily located within reasonable walking distance of the residential areas they serve, they are nevertheless scattered throughout the western half of the planning area with only three small sites being currently designated in the extreme east central part, near the Del Dios section. It is the intent of the plan to consider new Neighborhood Commercial designations when the plan is reviewed in the future as the direction of development in the eastern half of the planning area comes more clearly into focus.

It is also the intent of the plan that some types of commercial and quasi-commercial uses may not need to be located in the commercially designated areas. Examples would be: resthomes, child day care centers, professional offices, medical laboratories, and other small business generally compatible in residential areas. Since it is not intended that such uses should always be limited to those commercial designations shown on the plan map, each separate proposal can be considered on its own merits. However, no such use should be permitted on a local residential street but should be confined to a major or collector road. If the application shows that a particular proposed use meets all basic requirements and does not appear to conflict with community goals, it could be found compatible and approved for location on a specific site after a public hearing. Such uses should be screened properly with walls, fences, and landscaping so as to avoid conflict with nearby residential uses.

#### (13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

The approximately 751 acres in this designation are more scattered from north to south than the acres in the Office category but still tend to be found in the western one-third of the planning area. A great deal of General Commercial acreage serving the area is actually within the incorporated cities of Del Mar, in the southwest, and Carlsbad. A small site is also situated in the unincorporated area of Rancho Santa Fe. Industrial uses of vacant commercial land are discouraged.

#### (14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

## INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

### (15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

Of major concern to the citizens are some of the existing industrial land uses. Clean-up, landscaping, and general beautification of existing industrial areas is urged.

San Dieguito, in the past, has developed as a suburban community with most of the residents commuting to work outside the planning area. New industrial land uses, by their nature, require locations near or at major transportation facilities and access to all necessary utilities. Clustering of industrial facilities in well landscaped industrial parks with ample on-site parking and space expansion is seriously advised. These industrial parks should be buffered by green belts from surrounding land uses and should be protected from encroachment by incompatible non-industrial uses. Non-pollution industries are to be encouraged to locate within the plan areas.

There are approximately 200 acres appropriate for industrial uses in the planning area. The amount of land for future industrial uses recognizes that many industrial developments are located in each of the cities adjoining the planning area. These areas are located in existing industrial uses with room for expansion. A large area in the extreme southwest is entirely within the city limits of Del Mar and San Diego. Another large designation is in the north central area close to the boundary of the City of Carlsbad.

### (16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

## NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services are not consistent with this designation. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.



## COMMERCIAL DESIGNATIONS AND USE REGULATIONS

### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86, S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

## INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

## NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, S-82, 6
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, M-50, M-52 S-82, S-86

## AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry.

### (19) Intensive Agriculture

- Although the amount of acreage in this designation is relatively small, only about 1,120 acres, it is highly critical to the overall success of the San Dieguito Plan. The community desires to promote and maintain agriculture in the plan area. Retention of agricultural uses is to be encouraged regardless of where located and expanded both for its economic as well as its environmental importance.

Historically, the pattern has been to eliminate agriculture totally as urban development begins to take place. Recently, public attitudes and good planning doctrines are beginning to change in these regards. The desirability of trying to preserve some agricultural activity in what are essentially urban residential areas is gaining favor because rising land values and increased taxation tends to drive it out. Positive policies must be adopted to preserve agriculture in such an area. The Planning Group favors the adoption of such a policy and in this plan it has tried to design categories which would tend to encourage the retention of the present agricultural activities -- particularly the very valuable floriculture. Land use policies alone are not sufficient to maintain the floriculture industry. It will be necessary to adopt legislation which would provide more favorable tax treatment for agriculture. It is hoped that such legislative change would be viewed favorably and promote continued agriculture activity in the San Dieguito area.

The intensive agriculture category has been applied to the single agricultural preserve within the planning area, and to limited areas immediately adjacent thereto. These are areas demonstrably well suited for crop production, especially tree and field crops, flowers, and nurseries. In addition, livestock breeding and boarding facilities as well as some pasture and grazing lands are included in this category. Some floodplain acreage produces high returns in hay and beans. Construction should be limited to single family dwellings and other buildings specifically related to agriculture. Parcel sizes should be large enough to assure sustained agricultural production. It is not the intent of the plan to require termination of any agricultural use. The following uses are consistent with this designation:

- a. Agricultural uses including food and fibre production, horticulture, floriculture, animal husbandry and grazing.
- b. Single-family homes and accessory uses, housing for farm laborers and other farm related uses and structures.
- c. Minor commercial, industrial and public facility uses appropriate to agricultural population, provided such proposals are consistent with the Commercial, Industrial and Public Facility sections of the Land Use Element.
- d. Other uses as may be appropriate in the individual instance that are supportive of agriculture or compatible to agricultural uses, including but not limited to:

Golf courses and other low intensity outdoor recreation uses

Mineral extraction

Radar, radio, telephone or power towers or transmission facilities

#### Maximum Overall Densities

The following are maximum overall densities permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

- a. One dwelling unit per two acres (gross) when all of the following findings are made relative to the land in question:
  1. At least 80 percent of the land does not exceed 25 percent slope.
  2. The land is planted, and has been planted for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973).
    - Avocados
    - Flowers
    - Tomatoes
    - Specialty Crops
  4. The land has access to a publicly maintained road without the necessity of a significant amount of grading, and
  5. Two-acre densities on the land will not have a significant adverse environmental impact which cannot be mitigated.
- b. One dwelling unit per four acres (gross) where the average slope of the land does not exceed 25 percent and the requirements of "a" above cannot be met.



[illegible]

This graphic is not intended to represent a complete inventory of floriculture uses.

- c. One dwelling unit per eight acres (gross) where the average slope of the land is greater than 25 percent.

In connection with commercial, industrial, public facility, public utility, electronic installations and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met.

## Floriculture

The Planning Group desires to provide a means of insuring that those individuals now engaged in specialized crop production may be accommodated. The Floriculture overlay map shows areas which have been designated on the basis of their unique characteristics and particular suitabilities for existing and continued intensive cultivation both indoors and outdoors. Floriculture is defined here as the growing of cut flowers, potted plants, hydroponic field flowers and other high value crops uniquely suited to the coastal area. The use of agricultural preserves is encouraged as an extension of Board of Supervisors Policy I-38.

It is also intended that the Floricultural Designation be applied to lands in a manner which will not require that either the present zone classification or the proposed land use category be changed. Further study is needed to develop a meaningful agricultural land use designation which can then be applied to those coastal areas where floricultural activities are encouraged to remain. The unique nature of coastal agricultural uses warrants greater attention than can be addressed in this general analysis. As an interim position, the County is encouraged to take all necessary steps to indicate a preference for the retention of existing floriculture uses.

### (20) Agricultural Preserves

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

## SPECIAL PURPOSE DESIGNATIONS

### (21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Sub-regional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

The Specific Planning Area land use designation is intended for application to areas where more detailed planning is required prior to development. Areas suitable for the Specific Planning Area designation may include any parcel or parcels, fifty acres or larger, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the San Dieguito Community Plan.

Land should not be designated for urban development by means of the Specific Planning Area land use designation unless such urbanization is consistent with the goals and criteria pertaining to the location of urban uses as found in the text of the San Dieguito Community Plan.

Once land is designated as a Specific Planning Area, no major or minor tentative subdivision maps nor reclassifications to more intensive zones shall be approved except in accordance with an adopted Specific Plan, as described in Section 65451 of the California Government Code.

Upon designation, a Specific Planning Area designation shall indicate the maximum overall average residential density to be permitted by any subsequently adopted Specific Plan. Maximum overall average residential density shall be defined as the maximum allowable total number of dwelling units divided by the total number of acres being amended to the Specific Planning Area category.

The Board of Supervisors may indicate by resolution of adoption of a Specific Planning Area designation any goals, objectives, or conditions it deems appropriate. Such portions of the resolution of adoption shall become a part of the General Plan. Any Specific Plan adopted pursuant to the designation of a Specific Planning Area shall be consistent with these goals, objectives, and conditions as well as all other appropriate portions of the County General Plan.

Any use regulation in the San Diego County Zoning Ordinance may be found consistent with the Specific Planning Area designation.

#### (22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.



- 1 dwelling unit per four acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per eight acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per twenty acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

#### (23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per four acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.
- 1 dwelling unit per eight acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per twenty acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

#### (24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:

- environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
- safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

<u>Slope</u>	<u>Not Exceed 25%</u>	<u>Greater Than 25% Not Exceed 50%</u>	<u>Greater Than 50%</u>
Environmentally Sensitive	4 acres	8 acres	20 acres
Safety Impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

- This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92 S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54 M-58 S-86



General Plan Amendment, be redesignated to the underlying designation. Such General Plan Amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the Extractive designation exists.

#### SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

##### COASTAL (C)

- This overlay applies to lands in the coastal area, including beaches, bluffs, and immediately adjacent land areas. The purpose is to protect the public interest in the coastline as a unique recreational and scenic resource. This will be implemented through the Coastal Development Area Regulations of The Zoning Ordinance (Section 5150).

##### SCENIC (S)

- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

##### RESOURCE CONSERVATION AREAS (RCA)

- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource

Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

#### DISTRICT PRESERVATION (DP)

- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

## PUBLIC FACILITIES

A fundamental responsibility of local governments is the provision of certain adequate public facilities and services. Construction or expansion of a civic center, libraries, hospitals, fire stations, police stations, schools, parks, public health units, and utilities must proceed in concert with the development of the community to insure the continued health, safety and enjoyment of its citizens. Other essential services include motor vehicle licensing, human resource offices, social security, and Internal Revenue Service. These are especially important to the 30.3% of the population which would be burdened with travel costs to centers outside the area, especially in absence of public transportation.

Increasingly, communities are becoming conscious of the cost of providing these public facilities and of the tremendous impact on them when rapid intensive development begins to take place in the community. It used to be thought that growth automatically added to the tax revenues, and hence benefited the community in which it took place by reducing the tax burden on existing residents. New development in rapidly growing areas is not necessarily beneficial to existing residents. More sophisticated communities are now specifying that new development pay its proper share of the additionally required public services. As a result, special fees are levied for support of schools and parks. It is the objective of the community both to provide the necessary facilities as they are required and to insure that the proper share of their costs is paid by the new developments. This requires careful monitoring throughout the implementation phase of the Plan.

Site and building standards for public facilities, and the extension of utilities, should be based upon the distribution and density of population and the use category of the land to be served. Natural and scenic sites in particular should be developed for public purposes in harmony with surrounding private uses.



## EXISTING PUBLIC FACILITIES



- |          |                     |           |                      |
|----------|---------------------|-----------|----------------------|
| <b>B</b> | – BOY'S CLUB        | <b>HS</b> | – HIGH SCHOOL        |
| <b>E</b> | – ELEMENTARY SCHOOL | <b>J</b>  | – JUNIOR HIGH SCHOOL |
| <b>F</b> | – FIRE STATION      | <b>L</b>  | – LIBRARY            |
| <b>H</b> | – HOSPITAL          | <b>S</b>  | – SHERIFF            |

A very high level of cooperation is essential in a diversified community in order to achieve the aims of such a public facilities program. Hopefully, the groundwork for such cooperation between the public and private sectors has already been laid.

This Plan has been reviewed by all interested special districts and County agencies. Thus, the Plan's role as a guide to future development and capital improvements has been firmly established. It is intended that the facilities, services, and utilities described in the following section be provided not only at minimum cost in dollars, but also at minimum cost to the environment and in accordance with the needs and wishes of the citizens.

### Educational Facilities

Educational facilities are an integral part of each community. Besides the overriding educational responsibility of schools, they also can provide a variety of community-oriented functions. Furthermore, unimproved portions of school grounds serve the double function of recreation and open space uses. It is a goal of the Planning Group to maintain high educational standards, and to maximize educational opportunities for all age groups through support and maintenance of neighborhood schools. The plan seeks to accomplish this through cooperation and coordination with the school districts, especially through the Capital Improvements Program.

### Existing Facilities and Organizations

Twelve independent school districts serve the San Dieguito planning area. These include Poway Unified, Cardiff, Del Mar Union, Encinitas Union, Rancho Santa Fe, Solana Beach, Carlsbad Unified, Rich Mar Union, Escondido Union, San Dieguito Union High, Poway High and the Escondido Union High. Five of these districts have 14 separate school facilities located within the unincorporated section of the Planning Area. One new elementary site has been funded recently for construction.

There is considerable diversity in age, condition, and enrollment levels. Some of the schools in the Encinitas Union and San Dieguito Union High School Districts are severely overcrowded, while others are well below capacity enrollment levels. Some schools are operating on split shifts due to crowding while others are planning for year around programs. Only one of the schools in the Plan area was constructed prior to the Field Act and, therefore, may be obsolete in terms of construction.

At a national level, school enrollment is declining due to lower birth rates. Enrollments in Cardiff and Solana Beach follow this trend. However, factors of immigration have steadily increased enrollment in the Encinitas Union and San Dieguito Union High School Districts. It is expected that enrollment will continue to increase rapidly until the completion of developments already approved for construction. Thereafter, enrollment should be more gradual, reflecting the application of this Plan.

## Proposed Sites

It is the intent of the plan to coordinate new school site proposals with the school districts concerned. Seventeen proposed school sites are indicated on the proposed plan map. As the land for these sites has not been obtained, due to the community's economic inability to purchase them, the proposed locations are not final. The Plan has shown the need for data and forecasts that would be helpful in developing the Capital Improvements Program. All school districts have reviewed the plan and assisted in selecting the necessary general site locations shown on the map.

## Community College Unification

At present, the Planning Area is not included within a community college district. Up to this time, the area was considered a "free territory," and students from the area could attend any community college. However, Senate Bill 570, enacted in 1970, mandated that all areas must be included within community college district boundaries by fall, 1975. Plans for inclusion of San Dieguito within a community college district boundary prepared by the San Diego County Department of Education will be reviewed in April, 1974. The proposal calls for unification of the Oceanside -- Carlsbad and Palomar Community College Districts. Costs of becoming a part of such district should be reflected in the Capital Improvements Program.

## Water Facilities

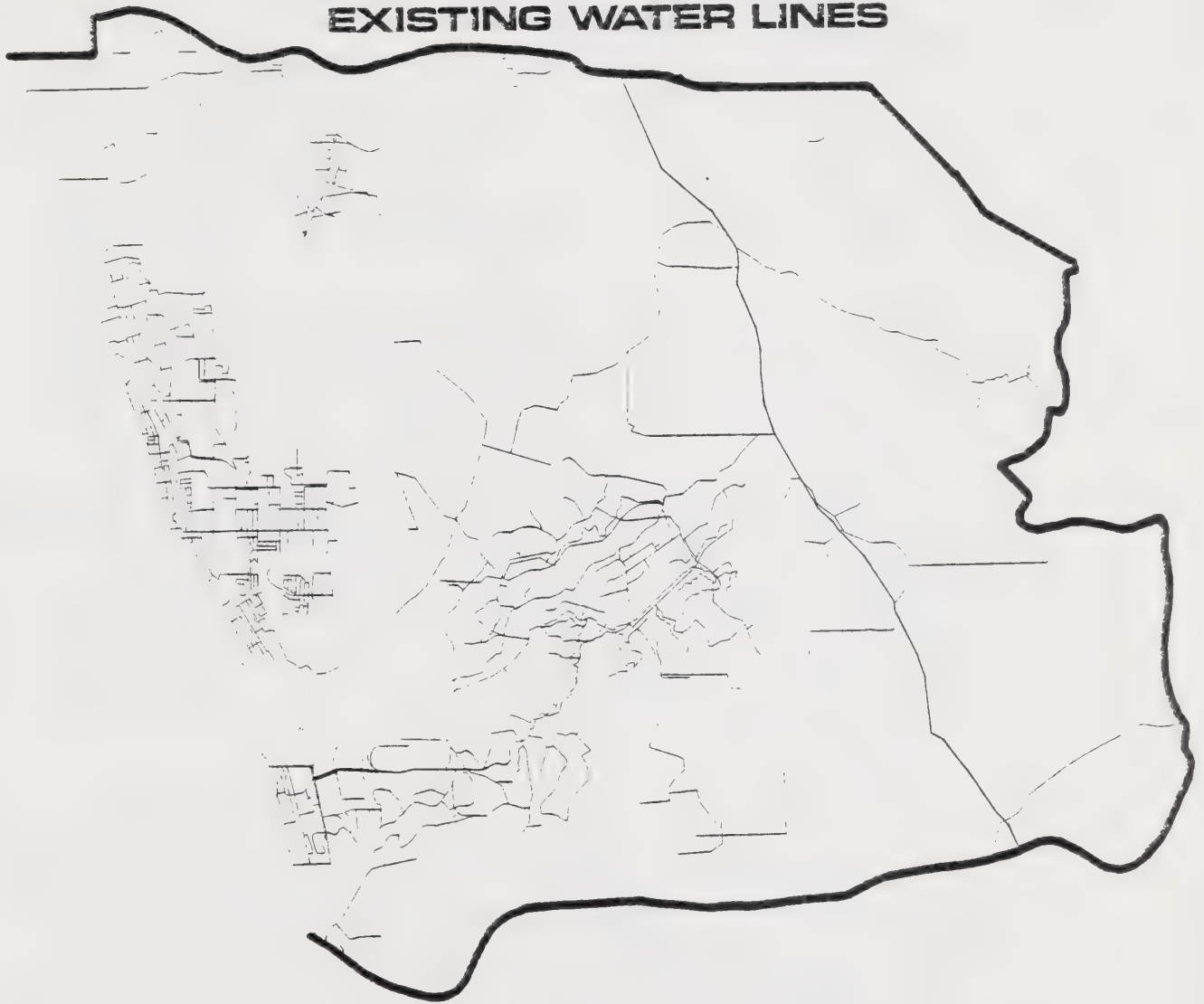
There are twelve water and irrigation districts providing water within the planning area. Water will continue to be furnished on demand to all agencies serving San Dieguito according to existing allocation agreements with the County Water Authority through 1987. When water is brought in from the State Water Project in 1975, those agencies without filtration capability may be required to provide adequate storage for filtered water. This could be accomplished through the modification of existing storage or the addition of new reservoirs.

## Sewer Facilities

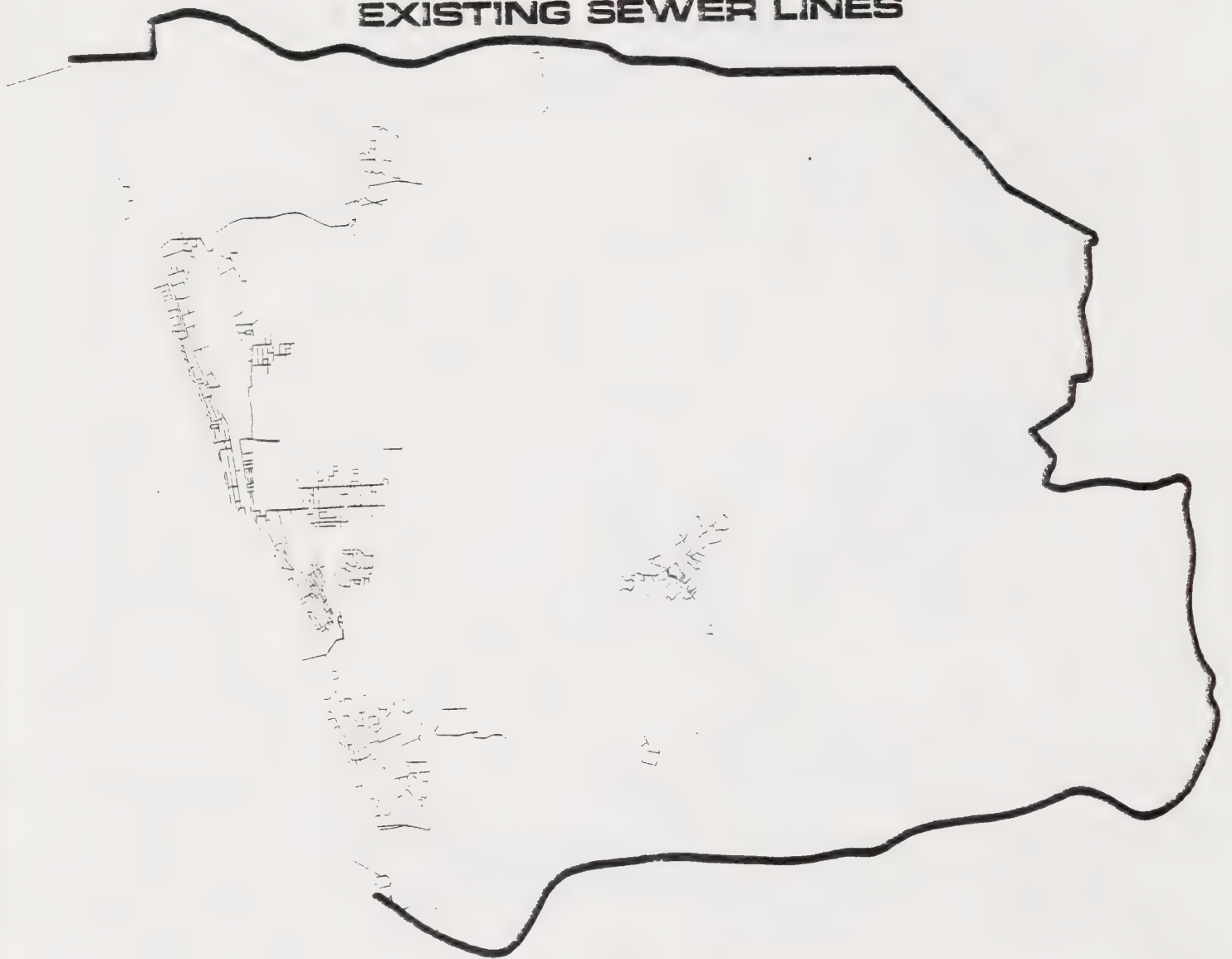
It is the intent of the San Dieguito Citizens' Planning Group to extend sewer service only to those areas designated for urban uses on the community plan. Where such extensions are permissible under the intent of this plan, they are to be paid for by the users and are not to be extended before needed. However, there are many areas in central San Dieguito where the County Health Department feels that the designated densities of one dwelling unit per acre could not be supported without sewers because of the soils and the results of percolation tests.



# EXISTING WATER LINES



# EXISTING SEWER LINES



There are currently six districts providing sewage facilities to the planning area. These include Solana Beach, Cardiff, Whispering Palms and Rancho Santa Fe Sanitation Districts, the Leucadia County Water District, and the Encinitas Sanitary District. The Solana Beach and Cardiff Sanitation Districts formed the San Elijo Joint Powers agency and jointly operate that sewage treatment facility. The capacity is 2.25 million gallons daily (mgd). There are plans for expansion of the San Elijo Water Pollution Control Facility to meet future needs. Secondary wastes are discharged in the ocean outfall system.

The Leucadia County Water District and the Encinitas Sanitary District have capacity contracts with the Encino Treatment Facility. Leucadia contracts for a capacity flow of 1.25 mgd. The average daily flow from Leucadia is 450,000 gallons. Encinitas contracts for a capacity flow of one mgd. The average daily flow from Encinitas is 380,000 gallons. Although neither district exceeds design capacity, there are plans for expansion at the Encino Facility. Rancho Santa Fe and Whispering Palms Sanitation Districts have on-site treatment facilities. Rancho Santa Fe facilities consist principally of a .10 mgd. capacity extended aeration plant. Effluent is discharged into percolation beds. Present wastewater flows have exceeded the capacity of the treatment facility. Plans are under consideration for expansion of capabilities. Whispering Palms has an interim system of treatment consisting of aerated lagoons with a total capacity of about .15 mgd. Plans are also under study for construction of a permanent facility or contract with San Elijo Water Pollution Control Facility.

#### Health and Social Services

There is a substantial need for increased health and social services in San Dieguito and the residents of San Dieguito have made reference to this in their public service goals. Since the San Dieguito Planning area is remote from the centralized service facilities of downtown San Diego, it is the intent of the plan to encourage cooperation with all groups in making a legitimate effort to meet these needs closer to home. The community has expressed a desire for a complete grouping of branch offices to be provided by various public agencies. Finally, voluntary and non-profit groups, such as free clinics, are commended for their efforts and should be supported and encouraged within the community.

Planning staff is available for consultation concerning the establishment of service agencies and already has contributed to the effort by defining certain neighborhood and community centers. This information, together with established need levels, provides general locational criteria. Many of the service agencies operate most efficiently when decentralized by having the ability to locate according to need. Some of those needs are for low-cost transportation, child day care facilities, probation services, drug rehabilitation, run-away facilities, housing, counseling, and medical services and facilities. While specific agencies should be located in decentralized patterns according to needs indices, a centralized informational office for development and coordination of services could be beneficial.



## Medical and Ambulance Services

There is a disproportionately high percentage of elderly in the San Dieguito Planning Area. Accordingly, the need for adequate local medical facilities is high because of the propensity of older citizens to require more medical care for longer periods.

The San Dieguito area is served by two hospital districts, Tri-City Hospital District and Northern San Diego County Hospital District but the only hospital located within the planning area is Encinitas Hospital which has 40 beds with 74 beds under construction, to include a psychiatric ward. This facility is not presently considered a hospital under California State standards as it has no emergency, surgical, obstetric, or pediatric facilities. However, upon completion of certain planned additional facilities it would qualify as a hospital under state standards. Encinitas Hospital is now basically used as a diagnostic center.

Tri-City Hospital in Oceanside is often used by San Dieguito residents. This hospital has 171 beds, an intensive care unit, full laboratory facilities, X-ray rooms, inhalation facilities, and 24-hour emergency services. The hospital is currently "under utilized" with an average utilization factor of 69.3%.

Palomar Hospital in Escondido has 306 beds and full emergency services as well as a fully staffed intensive care unit, coronary care unit, physiotherapy facilities and X-ray facilities. This hospital has not had a maximum patient capacity in the past nor does it expect to reach such a condition under normal circumstances.

Scripps Hospital in La Jolla is frequently used by San Dieguito residents. Scripps has a 353 bed capacity, though only 291 beds are available for use at present. Facilities include intensive care units, X-ray rooms, surgery, diagnostic and therapeutic facilities, and nuclear medicine. Services also offered are respiratory, neurological and cardiac treatment including cardiac catheterization and pulmonary function laboratories. Scripps Hospital has, perhaps, the most complete range of services of county hospitals. Patients are transferred from Encinitas Hospital to Scripps when surgery or emergency facilities are required. Scripps Clinic, also in La Jolla, serves a broad area.

The North San Diego County Hospital District has provided information that a new 130 bed hospital is in the planning stage for the Pala Mesa area and will be available for service in about two years.

Other hospital facilities frequently used by San Dieguito residents are Oceanside Community Hospital with 67 beds and 48.4% utilization and the VA Hospital with 586 beds in operation, open only to veterans. There are 742 existing hospital beds and 342 planned hospital beds to be completed in the near future. A total of 1,084 hospital beds and related medical and emergency services will therefore be available for future residents.

Ambulance service within the San Dieguito District is operated from the Solana Beach Fire Department headquarters. Equipment includes two ambulances and a van, conforming to state and national standards. Personnel consists of seven Emergency Medical Technicians Ambulance attendants. Rancho Santa Fe Fire Protection District also has mobile equipment for emergency treatment, and medical technicians and attendants.

#### Fire and Police Facilities

There are four fire protection districts in the San Dieguito Community Planning area. In spite of the issue of incorporation which faces these districts, there is an undisputed need for additional fire stations, men and equipment to protect the projected growth of the community. The location of future sites should be based on the following criteria:

No structurally occupied area should be over three miles running distance from the nearest fire station with running distance measured along actual access streets.

All parts of commercial districts should be within 1-1/2 miles from the nearest station and 2 to 2-1/2 miles from the second nearest fire company.

Industrial districts should be within one mile of the nearest station, approximately two miles from the second station, and from 2 to 3-1/2 miles from the third or fourth station or fire company.

Residential and apartment districts should meet approximately the same standards as commercial areas.

Stations should be located close to arterial street intersections giving running routes in all directions.

The San Diego County Sheriff's Department and California Highway Patrol will continue to provide a level of law enforcement service and protection consistent with public need and budgetary constraints. Towards this end, the Sheriff has already planned and budgeted for expansion of the Encinitas station into a major patrol station (increased complement under a captain) to support anticipated increases in population. Should the area or major portions thereof incorporate and then contract with the Sheriff for services, certain reallocations may be required in patrol and traffic beat assignments. The contingencies are within the scope of present planning.

#### Library Facilities

The San Dieguito Planning Area is served by four branches of the County library. Encinitas Library facility has 4,100 square feet, a book capacity of 28,980 and represents an investment of \$100,200. It was dedicated in 1969, and in 1973, circulated 117,400 books. The Encinitas Branch has full-time equivalent staff of 4.5 persons.

The Cardiff Library facility has 920 square feet, holds 9,400 books, was dedicated in 1961, and has a 1973 circulation of 20,800 books. The full-time equivalent personnel for the Cardiff Branch is 1.2. The Solana Beach facility holds 16,300 books, has 2,300 square feet, and was dedicated in 1968. Its 1973 circulation was 65,000 books. There are 2.7 full-time equivalent staff serving the Solana Beach Branch Library.

The Rancho Santa Fe branch library has 3,500 square feet, holds 7,900 books, and was dedicated in 1964. Circulation in 1973 was 50,500 books. Personnel consists of 3 libraries provided by the county library and 3 provided by the community. This library receives strong community support through a local organization, the Rancho Santa Fe Library Guild, which participates actively in planning and administration of the library. The Guild sponsors an annual book fair in which about 10,000 books are collected, and about \$8,000 is raised for the library. This library may well be a model for others in the planning area.

At present, the General Services Department of the Public Works Agency is conducting a county-wide study of library services. The study may result in a recommendation that library services in the San Dieguito Planning Area be expanded. Present facilities are considered more than adequate for needs of the immediate future. Projected population increases would cause concomitant circulation increases of books by 1995, which may call for expansion of existing facilities, particularly in Cardiff and Solana Beach.

#### Utilities

The San Diego Gas and Electric Company has participated in the San Dieguito Plan from its inception. As a result, the company has been able to coordinate its planning and needs with the citizens. Indications are that the company is engaged in advanced planning to insure that electrical capacity is available for the growth which is expected to occur in the San Dieguito planning area during the life of the plan. SDG&E estimates that peak electrical demand will be 160,000 kva while estimated yearly gas consumption will be 36,000,000 therms. This latter figure is high because of the concentration of flower growers in San Dieguito.

Current methods of supplying electrical power require overhead transmission lines. Recent use of steel poles in certain areas in lieu of lattice towers on high voltage lines has demonstrated San Diego Gas and Electric Company's concern for the environment and aesthetics. Where feasible and practical, transmission structures are to be placed below ridge lines by selecting routes which blend with the landscape and thereby reduce adverse visual impacts. Many of the transmission corridors are owned in fee, while others are restricted use easements. The San Diego Gas and Electric Company will permit compatible secondary use of fee holdings after proper agreements have been reached concerning liability and other related matters. In the instance of easements, permission must be obtained from underlying fee owners for such use.



**LEGEND**

- ELECTRICAL LINES AND RIGHTS-OF-WAY
- GAS MAIN
- SECOND SAN DIEGO AQUEDUCT
- RESERVOIR
- WATER PUMPING STATION
- SEWAGE TREATMENT PLANT
- ELECTRICAL SUBSTATION

Meadowlark Junction, which was considered as a site for an inland power plant, has been dropped from further consideration. The use of an 80 acre parcel, owned by the San Diego Gas and Electric Company at this location, will be, as intended at the time of acquisition, a transmission switching station. The switching installation, the first of this type in the plan area, would serve only to shift the supplies of bulk power to distribution substations as demand in the electrical system varies. Currently, two distribution substations are proposed for construction sometime between now and 1990, depending on demand. These substations will be served by extending existing transmission lines.

It is felt that, with the exception of possible future mains, gas service can be extended to all other areas of San Dieguito by adding to the distribution system, such extensions to be made generally along public streets, utilizing existing franchise rights or within existing transmission corridors.

### Parks and Recreation

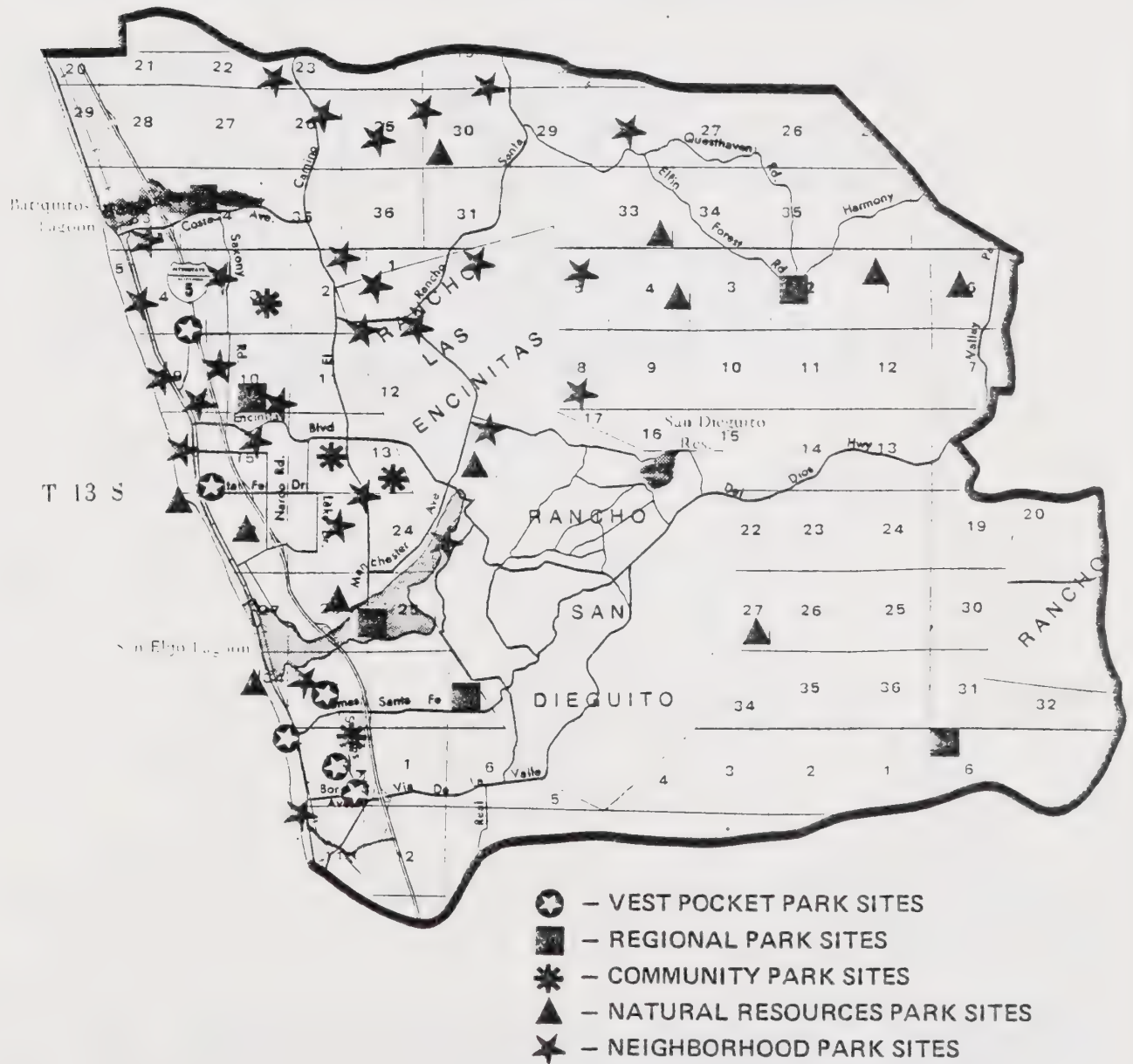
The planning group has established a General Plan and Recreation Goal to "Enrich the lives of San Dieguito residents of all age groups by establishing a well balanced system of recreational facilities and services. Creating a park system is a means of preserving desirable land for public use and reserving it for the use and enjoyment of future generations. The residents of the planning area are highly interested in the quantity and quality of recreational opportunities. The pressures of urbanization within the planning area, especially near the coast, have caused the citizens to become acutely aware that the precious resource, "open space," is in danger of being lost. Preservation of land for parks and recreation will require an expenditure of public funds. There is an existing county program for funding the local acquisition of park sites financed by fees paid by developers of private property. Another public parks and recreation program will be supplemented by private recreational development facilities to be operated under County permit, charging user fees.

Because of its close proximity to the ocean, the community has a special concern for ensuring that ocean-related recreational activities are freely available to all. The Planning Group proposes that adequate beach access be provided at frequent intervals.

The plan area is highly diverse, thus, recreational needs are correspondingly diverse. There is a need for regional, community, neighborhood and mini-parks in addition to play lots. Whenever possible, park use of a more active nature will be in conjunction with the use of existing public facilities such as schools. Sites must also be provided for passive activities.

The Planning Group has identified suggested park and recreation sites and has suggested a priority listing for their acquisition. A wide variety of sites having unique recreational potential have been selected for implementation. An integrated linear system of riding and hiking trails has been included. Through an aggressive program of park site acquisition and substantial public support, it will be possible to provide park and recreation needs.

# PROPOSED PARK SITES





## Park Site Criteria

Some of the Planning Group's highest priority areas, in terms of saving the land intact, are within proposed regional park boundaries. For this reason, these sites are not included in local park acquisition priorities. However, should they cease to be protected by regional park designation, the Group desires that the County purchase some with local park implementation money.

Beach front property has not been included in local park acquisition programs. It is felt that acquisition of coastal and beach property for public recreation is very important, but is a county-wide, regional or state responsibility. In general, higher priority for acquisition should be given to parcels in developed or quickly developing areas where land will soon become unavailable, and to larger pieces that are harder to find.

As development comes into currently undeveloped areas, parks should be planned concurrently with development so that the possibility of public ownership might be explored. Land should be chosen for parks for natural beauty, resources such as streambeds, vegetation, or wildlife, prominent geologic formations, or in proximity to schools or highly urbanizing areas. Historical sites can also be preserved in parks.

### GUIDELINES FOR PARK NEEDS

(Based on total population of 80,000 to 100,000.)

<u>Type</u>	<u>Population Served</u>	<u>Number Needed</u>	<u>Average Size</u>
Regional	County Wide	6	Varies
Community	10,000 - 25,000	4	50 acres
Neighborhood	2,000 - 5,000	27	15 acres
Vest Pocket	500 - 2,500	6	1 - 2 acres
Specialty and Natural Resource		12	Varies

### Regional Parks

There are two existing regional parks: Quail Gardens Ecological Preserve and San Dieguito Park. The Plan proposes three additional regional parks: Batiquitos Lagoon, San Elijo Lagoon, and San Elijo Canyon. Each of these proposed park sites is threatened with urban development which would preclude their use as recreational open space.

## RIDING & HIKING, AND BICYCLE TRAILS



- BICYCLE TRAILS
- RIDING & HIKING TRAILS
- PROPOSED BICYCLE TRAILS

## Community Parks

Eventually there will be a need for approximately 3 community parks. Sites should be large enough to allow a variety of facilities for active and passive use in addition to natural areas and parking facilities. They should be located where they will be convenient and well used. Future community parks are planned for Ecke Canyon in Leucadia and the present cut and fill dump in Olivenhain.

## Neighborhood and Vest Pocket Parks

Areas for neighborhood and small parks have been identified on the plan in those neighborhoods which do not yet have recreational facilities within the service criteria of local park. These locations have been chosen for implementation as resources become available. When acquired, they will provide each community and age group with recreation centers.

## Natural Resources Parks

The San Dieguito area has valuable isolated pockets of vegetation habitat, wildlife habitat, and unique historical areas that provide places for education and passive recreational experiences. These have been identified as Resource Parks, a new category under the local park standards suggested to accommodate this breakdown. These include some land already in public ownership and two off-shore natural diving and research areas.

## OPEN SPACE

The County General Plan, 1995, Open Space Element, provides in part that each community planning area may prepare its own Open Space Element which will refine and amend the County-wide Open Space Element. The citizens of San Dieguito have expressed a strong desire to retain the open character of their environment. The retention of that open space which provides beauty is the objective of both the County-wide Open Space Element and this Plan. Four of San Dieguito's six overall goals refer to open space.

The citizens of San Dieguito regard their relationship with the natural features of the land as extremely important. San Dieguito is a unique area, endowed with a magnificent coastline with towering bluffs rising over much of the area. The land slopes upward as one moves inland to the hills and then climbs to the mountains on the eastern border of the planning area. There are three major streams which spread into vast flood plains and lagoons as they reach the sea. These lagoons support unique and rare wetlands and bird habitat. Bordering the inland valleys and river bottoms are spectacular bluffs and canyons. Feeder creek beds present a natural park-like setting. Clearly, the citizens now living in the area want to preserve much of this natural beauty. Although in the overall development of San Diego County, the San Dieguito area undoubtedly will be a major residential community, it seems clear that, with proper execution of the plan, the carrying capacity of the land is great enough to meet all the growth needs of the area while preserving much of this natural beauty. It is essential that adequate open space preserves



be established. The open space provisions of this plan are extensive and have been carefully thought out to permit population expansion without sacrificing the area's natural beauty.

Since the pressure on available public monies is far greater than the resources available to the community, it is important that much open space preservation be accomplished through cooperation with developers. We must define the areas which are desirable to preserve so that proper recognition can be given to them as the economic processes of land use and development unfold.

Lands desirable to preserve fall into three categories. 1) Open as already committed open space; 2) Open for Public Health, Welfare and Safety; and 3) Open for aesthetic and conservation reasons related to Public Health, Welfare and Safety but less directly. Areas open for public recreation are discussed in the section on Parks and Recreation.

There are already areas of open space which have been dedicated as open space easements, agricultural preserves, utility easements, trail easements and beach access easements. Preservation of stream bed areas and steep slopes will require that new design standards be developed. Belts or chains of open space easements that interconnect will thus provide more usable wildlife and recreation areas as well as more sense of continuity. The County is encouraged to initiate periodic amendments to the Open Space Element to incorporate these easements as committed open space.

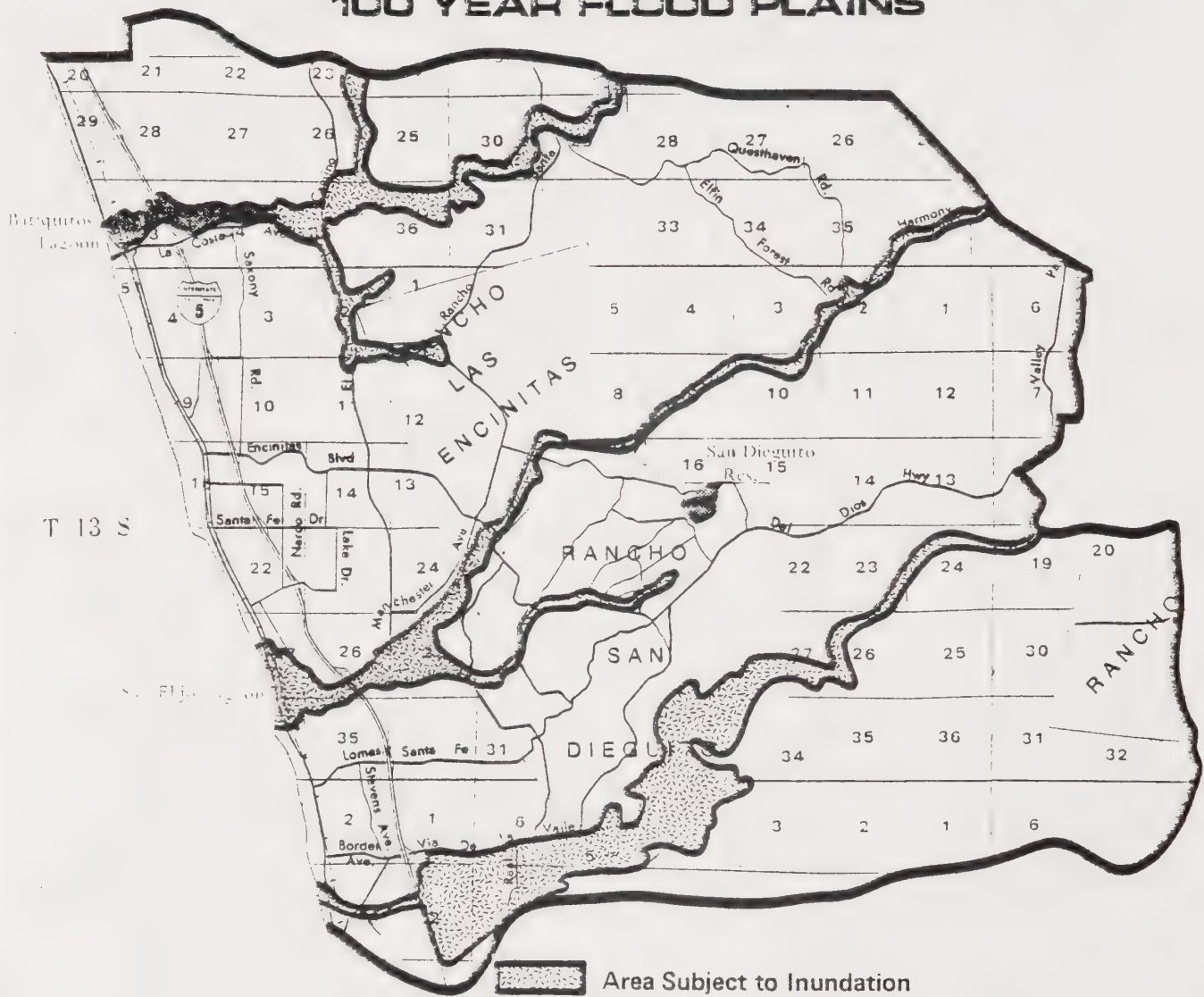
The County is encouraged to apply more restrictive zoning by applying "design standards," obtaining easements or by requiring open space easements on land not suitable for development. Reasonable use of adjacent developable land should be permitted in all cases. The Planning Group encourages the use of these density transfer techniques. Density transfer techniques should not be automatically applied to land which is recognized as being unsuitable for most development. The County is urged to explore the use of restrictive zoning for safety on steep hillsides or landslide areas, as has been done for flood-plains.

The Proposed San Dieguito Open Space Element map identifies lagoons, flood-plains, rugged terrain preserves, tree masses, stream beds, year round water sources, and endangered species habitat areas as sensitive areas necessary for the preservation of public health, welfare, and safety. The Planning Group desires that retention of these areas as significant wildlife and native plant community areas be assured.

#### Lagoons

This designation is applied to the two lagoons in the planning area, San Elijo and Batiquitos. The lagoon designation covers those areas where development would be strictly regulated or prohibited in order to preserve the natural ecosystem. Uses would include recreation and natural terrain open space. On

# 100 YEAR FLOOD PLAINS



the plan map, an additional designation is applied to the proposed park lands adjacent to the lagoons. It is possible that the area with two designations (Lagoon -- Park) may be acquired under the Provisions of the Regional Park Implementation Plan. The dual designation is intended to indicate clearly the objectives of preserving the wetland.

#### Floodplains

This designation, which includes a total of 5,180 acres, covers the area's three major creeks and riverbeds: San Dieguito River and San Marcos and Escondido Creeks. These are multiple use open space areas where periodic inundations would preclude most development except for isolated flat, accessible islands for individual homesites where flooding would not be a problem.

Generally, the use restrictions would be less severe than those in Natural Terrain Preserve areas and a certain amount of agricultural production would be possible. Limited recreation oriented uses such as leisure resorts, wildlife areas, riding clubs, and golf courses would be compatible.

#### Natural Terrain Preserves

It was intended that this designation be added to the County Open Space Element. This designation would indicate areas where severe development limitations exist because of severe rock outcropping, steep slopes (generally in excess of 30%) and extremely high soil erosion characteristics. Included would be the bluff line located along the west side of El Camino Real extending north-south from the north edge of San Elijo Lagoon to the south edge of Batiquitos Lagoon, and the bluff line along the west side of Rancho Santa Fe and along Manchester Avenue from a point southerly off Olivenhain Road southwesterly to El Camino Real and two other minor areas along the southwest edge of San Elijo Lagoon, and at the north side of Via de la Valle easterly of San Andreas Drive.

#### Wildlife and Vegetation Preserves

A Wildlife and Vegetation (WV) Overlay land use designation should be added to the County Open Space Element. This designation should apply to those areas where rare, declining, sensitive, and endangered species of plant or animal communities exist whose preservation would be in doubt if unrestricted development were permitted. This category is intended to aid in the preservation of species known to be endangered and in the preservation of wildlife in general by preserving open spaces and natural vegetation areas within major developments. Natural corridors interconnecting these areas should be required so that species replenishment can occur. Acquisition of wildlife habitats by the federal or state governments or by private organizations interested in preserving unique habitats should be encouraged.



## SLOPES OVER 30%



CHAPTER 5  
IMPLEMENTATION OF THE PLAN

ZONING MATRIX

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies and general land uses and programs specified in the adopted General Plan. The attached Matrix is the General Plan Compatibility Matrix. For application to this plan, only those land use designations depicted on the community plan map are applicable. The matrix shows the use regulations which are compatible with applicable land use designations of the plan. All use regulations have reference to the San Diego County Zoning Ordinance No. 5281 (New Series). In each land use designation a number of zones may be suitable to meet the intent of the Plan.

# COMPATIBILITY MATRIX<sup>1</sup>

## DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- \* CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES <sup>(2)</sup>						LAND USE DESIGNATIONS <sup>(3)</sup>	USE REGULATIONS <sup>(4)</sup>																																
CURRENT <sup>1</sup> AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRON- MENTALLY CON- STRAINED	SPECIAL STUDY AREAS		RESIDENTIAL					COMMERCIAL					INDUSTRIAL			AGR.		SPECIAL																	
							R-S	R-U	R-M	R-V	R-U	R-R	R-C	C-30	C-31	C-32	C-34	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-58	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94	
						URBAN RESIDENTIAL																																	
						1. 10 DU/1, 2 & 4 Ac. <sup>(5)</sup>	*	*	○	○	*	*	*	○												○	○	*	○	○		*	*	○	*				
						2. 10 DU/Ac.	*	*	○	○	*	*	*	○													○	○	*	○	○		*	*	○	*			
						3. 2.0 DU/Ac. <sup>(6)</sup>	*	*	○	○	*	*	*	○													○	○	*	○	○		*	*	○	*			
						4. 2.9 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						5. 4.3 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						6. 7.3 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						7. 10.9 DU/Ac. <sup>(6)</sup>	*	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						8. 14.5 DU/Ac. <sup>(6)</sup>	○	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						9. 29.0 DU/Ac. <sup>(6)</sup>	○	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						10. 40.0 DU/Ac.	○	*	*	*	*	*	*	○													○	○	*	○	○		*	*	○	*			
						COMMERCIAL																																	
						11. OFFICE PROFESSIONAL							○	*	*						*									*	○	*	*	*	*				
						12. NEIGHBORHOOD <sup>(14)</sup>							○	*	○	*														*	○	*	*	*	*				
						13. GENERAL <sup>(14)</sup>							○	*	○	*	*	*			*	*	*							*	○	*	*	*	*	*			
						14. SERVICE							*	○	*	*	*	*	*	*	*	*	*	*	*				*	○	*	*	*	*	*				
						INDUSTRIAL																																	
						15. LIMITED IMPACT															○			*	*				*	○	*	*	*	*	*				
						16. GENERAL IMPACT													*		○		*	*	*	*			*	○	*	*	*	*	*				
						NON-URBAN RESIDENTIAL																																	
						17. ESTATE 1 DU/2 & 4 Ac. <sup>(15)</sup>						○	*	○				○		○	○						*	*	*	○	○	*	*	*	*	*			
						18. MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. <sup>(15)</sup>						○	*	○				○		○	○			○	○		*	*	*	○	○	*	*	*	*	*			
						AGRICULTURAL																																	
						19. INTENSIVE 1 DU/2, 4 & 8 Ac.							○														*	*	*	○	○	*	*	*	*				
						20. PRESERVES 1 DU/8 Ac.																					*	*	*	○	○	*	*	*	*				
						SPECIAL PURPOSE																																	
						21. SPECIFIC PLAN AREA	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																
						22. PUBLIC/SEMI-PUBLIC	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																
						23. NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac.					*	○									○						*	○	*	○	○	*	*	*	*	*			
						24. IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.					*																*	○	*	○	○	*	*	*	*	*			
						25. EXTRACTIVE 1 D.U./20 Ac.															○	○	○	○	○	○	○	*	*	*	*	*	*	*	*	*			

## NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use Policy 3.5 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or fur-

ther restrict the underlying land use designation (Policy 2.7 of the Land Use Element).

- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is desig-

nated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg ii-7) is permitted within this designation.
- The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.



## CHAPTER 6

### SPECIFIC PLANNING AREAS

#### RANCHO ZORRO/FAIRBANKS RANCH SPECIFIC PLANNING AREA 0.5

The following goals, objectives, and conditions were adopted for the Rancho Zorro/Fairbanks Ranch Specific Planning Area 0.5 (SPA 0.5) as part of General Plan Amendment 78-01 on May 25, 1978.

The maximum overall residential density for this development proposal shall be 0.5 dwelling units per acre and cover the whole area known as Rancho Zorro/Fairbanks Ranch consisting of approximately 1,240 acres.

Within the Rancho Zorro/Fairbanks Ranch Specific Planning Area 0.5 no major or minor tentative subdivision map(s) shall be approved and no reclassification to a zone which allows a more intensive use of the property than is permitted at the time of approval of this proposal by the Board of Supervisors shall be approved except in accordance with a Specific Plan or Plans adopted pursuant to Article 8 (commencing with Section 65450) and Article 9 (commencing with Section 65500) of Chapter 3, Title 7 of the California Government Code. Pursuant to Section 65451 of the California Government Code:

Such specific plans shall include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan listed in Section 65302 including but not limited to regulations, conditions, programs, and proposed legislation in regard to the following:

- a. The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas such as floodplains or excessively steep or unstable terrain where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- b. The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths and reference to prospective standards for their construction and maintenance, and the location of all other transportation facilities, whether public or private.
- c. Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.
- d. Standards for the conservation, development, and utilization of natural resources including underground and surface waters; forests; vegetation and soils; rivers, creeks and streams; and fish and wildlife resources.

Such standards shall include, where applicable, procedures for flood control; for prevention and control of pollution of rivers, streams, creeks and other waters; regulations of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area; the prevention, control and correction of soil erosion caused by subdivision roads or any other sources; and the protection of watershed areas.

- e. The implementation of all applicable provisions of the Open Space Element as provided in Article 10.5 (commencing with Section 65500) of Chapter 3 of Title 7 of the California Government Code.
- f. Such other measures as may be necessary or convenient to insure the execution of the General Plan.

The Specific Plan or Plans for the Rancho Zorro/Fairbanks Ranch Specific Planning Area 0.5 may allow for:

- a. A range and mix of residential densities consistent with accepted design principles and with the availability of necessary public services and facilities.
- b. Other land uses as may be necessary or convenient for recreation and for the provision of commercial and other support services for the future residents of the Specific Planning Area and other properties.

The Specific Plan or Plans for the Rancho Zorro/Fairbanks Ranch Specific Planning Area 0.5 shall include the following:

- a. The means by which the following public facilities and services shall be financed, phased, and provided:
  - 1. transportation access, including roads and bridges on and off-site,
  - 2. sewage and waste-water treatment and disposal,
  - 3. public schools,
  - 4. fire protection,
  - 5. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan, and
- b. Assurance that adequate mitigating measures, as identified within the Final Environmental Impact Report for the Specific Plan, are addressed and implemented within said Specific Plan in an effort to assure maximum protection of the natural environment; such measures shall include, but are not limited to the following:

1. a detailed archaeological survey of the Specific Planning Area by a qualified archaeologist,
2. protection of the fresh water areas in the center of the Specific Planning Area from development or other disturbance by means of open space easements and/or other techniques as appropriate,
3. a feasibility study of annexation to the Olivenhain Municipal Water District of that portion of the Specific Planning Area now within the Santa Fe Irrigation District, if such annexation would result in the provision of water at less impact on the environment,
4. a feasibility study of the continued agricultural use of portions of the Specific Planning Area, especially where soils are most suitable or where subject to periodic inundation.

#### PRADOS SAN DIEGUITO SPECIFIC PLANNING AREA (0.23 Du/Ac)

##### Description of Area

This Specific Planning Area contains approximately 3,000 acres located north and west of Del Dios Highway, south of Elfin Forest Road and Harmony Grove Road and four miles east of the community of Olivenhain. The area is predominantly vacant under multiple ownership and has a varied topography. The topography is best divided into the following slope categories: approximately one-fourth of the area is between 0 and 25% slope, about three-fourths is between 25% and 50%, and a small fraction is over 50% slope. Also within the project area are 364 acres of public land.

This area is proposed to be developed with single-family estates. The Specific Plan will analyze the need for civic and commercial services, schools, recreational facilities and fire protection services. This plan will also analyze the need for wastewater treatment and reuse to reduce this area's dependence on imported water.

The Specific Plan shall be prepared in accordance with the following criteria:

##### A. General

1. The average density over the privately-owned portion of the SPA (approximately 2,630 acres) shall not exceed 0.27 du/ac. This represents a maximum of 700 dwelling units over the total specific plan area.
2. All goals, objectives and policies of the San Dieguito Community Plan and the County Regional Land Use Element shall apply.
3. The need to minimize disturbance of natural terrain and undesirable impacts upon resource systems shall be met by thorough analysis of resources followed by responsible design solutions and coordinated planning for land use patterns and relations.



## B. Residential

The following criteria shall apply to all residential uses, and, where specified, to other land uses as well.

1. All lands owned by the Bureau of Land Management shall be designated as "Public/Semi-Public" on the Specific Plan map, and these lands shall not be used in the computation of density.
2. The following density formula shall be observed which limits densities relative to the total inventory of lands within each of four slope categories. This formula may limit the total number of units to less than 700, but it shall not be used to exceed the 700 dwelling unit maximum.
  - no more than one dwelling unit per two acres over the total/cumulative acreage within the 0 - 25% slope category;
  - no more than one dwelling unit per four acres over the total/cumulative acreage within the 26 - 50% slope category;
  - no more than one dwelling unit per eight acres over the total cumulative acreage within the 51-70% slope category; and
  - no more than one dwelling unit per twenty acres over the cumulative acreage within the over 70% slope category.
3. Special consideration shall be given to protecting the rural atmosphere of this and adjacent communities through sensitive lot design, non-urban improvement standards, minimal grading in conformance with the Hillside Development Policy, and through the provision of rural recreational facilities such as equestrian centers and trails.
4. The Specific Plan shall address feasible uses of both active solar hot water heating systems and passive solar space heating and cooling design features for all residences and for all recreational, commercial, and other structures proposed for human occupancy.
5. A parcel map may be approved in accordance with approved Tentative Parcel Map No. 14043 (or any time extension) prior to the adoption of any Specific Plan. This division is consistent with the criteria of the Specific Plan area because it will facilitate separating from the planning area a portion of an ownership which was purposefully excluded from the proposed boundaries of the SPA. The SPA boundary was established along this proposed parcel map lot line, which coincides with the County Water Authority Aquaduct right-of-way line, to leave a single large parcel (80+ acres) for review and development within the intent of this Specific Plan area.

C. Conservation

Conservation of significant natural resources, identified in San Dieguito Resource Conservation Areas of the General Plan and through the overall project EIR, shall be addressed in the Specific Plan.

D. Commercial

1. Neighborhood Commercial facilities may be located within the project area. Those facilities shall provide for limited small scale commercial uses serving the daily needs of the residents of the project and immediate surrounding vicinity. A feasibility study shall be prepared in order to justify the sizes and types of commercial activities and to demonstrate how such uses will limit the daily trips of future residents of this area into outlying communities.
2. Neighborhood Commercial use areas shall be located and designed so as not to interfere with adjacent or nearby residences.

E. Public Services and Facilities and Phasing of Development

In order to assure that all public services and facilities will be available prior to or concurrent with their need, a detailed phasing plan shall be prepared and included with the adoption of all Specific Plan resolutions for the planning area. Said plan shall provide that phasing of development will be contingent upon insuring the provision of major public facility improvements and regional traffic circulation arteries in the Specific Plan.

The phasing plan shall also identify the means of financing all public improvements, including on and off-site portions, and it shall address:

1. transportation access, including roads, bridges, and necessary drainage improvements;
2. sewage and wastewater treatment and disposal, including the recycling of reclaimed water for landscape irrigation purposes;
3. public schools;
4. fire protection;
5. parks;
6. water storage and distribution facilities; and
7. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.





## APPENDIX A

### RESOURCE CONSERVATION AREAS

The following list and description of San Dieguito Resource Conservation Areas refers to areas which were adopted as part of the County General Plan Conservation Element. The areas are identified on the Resource Conservation Areas map, a 1"=2 mi. scale map contained in the Conservation Element. A full description of the Resource Conservation Areas policies and programs is contained in Chapter 2 of the Conservation Element, pages X-12 through X-14.



## SAN DIEGUITO RESOURCE CONSERVATION AREAS

1. Batiquitos lagoon region - Resources to be conserved include Batiquitos lagoon and associated salt and brackish water marshes. The lagoon is of statewide importance. It is included in the list of California Natural Areas by the California Natural Area Coordinating Council (CNACC). The area includes a breeding population of the federally listed endangered California least tern, the Belding's Savannah sparrow which is listed as endangered by the state and a population of the Audubon blue listed Snowy plover.

Populations of sensitive plants include the Del Mar manzanita (Arctostaphylos glandulosa ssp. crassifolia) which has been proposed as endangered by the Department of Interior. The endangered Encinitas baccharis (Baccharis "Vanessa") and the rare Coast white lilac (Ceanothus verrucosus), Coast spice bush (Cneoridium dumosum) and San Dieguito Sand aster (Corethrogyne flaginifolia var. linifolia).

The area also includes scenic sandstone bluff formations.

2. Olivenhain Hills - This area is proposed as a Resource Conservation Area mainly because of endangered plants and the presence of the sensitive Coastal Mixed chaparral habitat. Endangered species in the area include the Del Mar Manzanita, Encinitas baccharis, and Orcutt's chorizanthe (Chorizanthe occuttiana) and the rare Coast white lilac, Cleveland sage and Coast spice bush.
3. Oak Crest Park Site - The Oak Crest Park site contains Coastal Mixed chaparral and a large number of rare and endangered plants including all of those mentioned in the previous RCAs and the threatened California Adder's tongue fern (Ophioglossum californicum) the rare Grant's monkey flower (Mimulus diffusus) and the limited smooth Mountain mahogany (Cercocarpus minutiflorus). A scenic sandstone bluff also traverses the site.
4. San Elijo Lagoon - San Dieguito Park Area - San Elijo Lagoon is also of state wide importance and has been included in the CNACC list of significant Natural Areas for the populations of the endangered Least tern, and Belding's Savannah sparrow and the declining Snowy plover. This area also includes rare and endangered species of plants such as San Diego Thornmint (Acanthomintha ilicifolia) and Coast barrel cactus (Ferocactus viridescens) and the rare Coast white lilac, Cleveland sage chocolate lilies (Fritillaria biflora) and Coast spice bush.

Scenic sandstone bluffs also form a significant feature of this area.



5. Escondido Creek - The main feature of this area is the unique Riparian woodland along the perennial stream in the Escondido Creek Canyon. The area also includes undisturbed Mixed chaparral on north facing slopes, a known deer population and the endangered Del Mar Manzanita, the threatened Sticky stonecrop (Dudleya viscida) and the rare Sea dahlia (Coreopsis maritima), Adolphia californica, Coast white lilac and Coast spice bush.
6. North Fork of Escondido Creek - This area is designed to include oak woodlands in a canyon bottom and some of the surrounding Mixed chaparral on steep north slopes for wildlife habitat.
7. Escondido Creek - Harmony Grove Road - This area includes Riparian and Oak woodlands in a canyon bottom, surrounding Mixed chaparral for wildlife habitat and unusually large populations of the rare Coast white lilac.
8. Lusardi Canyon - San Dieguito River - This area is designed to protect the small perennial stream in Lusardi Canyon, an area with petrified logs and a slate rock formation as well as several rare and endangered species of plants.
9. Palomar Airport Hills - This area contains Coastal Mixed chaparral vegetation with its associated rare and endangered plants including Del Mar Manzanita.
10. San Marcos Creek - This perennial creek and gorge includes Riparian woodland vegetation, one of 6 known locations for the rare and endangered Dudleya Viscida and the surrounding Mixed chaparral.
11. Encinitas - Leucadia Beach Areas - Resources to be conserved in this area are the sandy beaches and lower beach bluffs.

## APPENDIX B

### REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

#### 1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

#### 1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

### 1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
  - the project will not require urban levels of service, and
  - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

### 1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

### 1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.



The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

#### 1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

#### 1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.



## APPENDIX C

### REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

#### 3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

#### 3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

#### 3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

#### 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:



1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

### 3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

### 3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

### 3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

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